



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon, FAICP
Director of Planning

June 10, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

**PROJECT NUMBER R2007- 01819-(2)
CONDITIONAL USE PERMIT NUMBER 200700134-(2)
GENERAL PLAN AMENDMENT NUMBER 200700006-(2)
ZONE CHANGE NUMBER 200700006-(2)
15610 FRAILEY AVENUE, EAST COMPTON, CALIFORNIA
(SECOND SUPERVISORIAL DISTRICT) (3 VOTES)**

Dear Supervisors:

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the East Compton Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200700006).
2. Adopt the attached ordinance and resolution, approved as to form by County Counsel, to change the land-use category of the Countywide General Plan from land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac) as recommended by the Regional Planning Commission (Plan Amendment No. 200700006).
3. Instruct County Counsel to prepare necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200700134.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles County General Plan.

**Honorable Board of Supervisors
General Plan Amendment, Zone Change, Conditional Use Permit
Page 2 of 3**

- The proposed project would be consistent with the land use policy of the County General Plan in supporting the provision of critically needed low and moderate income housing supporting the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors.

Implementation of Strategic Plan Goals

This project approval promotes the County's Strategic Plan goal of Service Excellence and Community Services. The project components (general plan amendment, zone change and conditional use permit) sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property was available.

FISCAL IMPACT/FINANCING

Implementation of the proposed plan amendment, zone change and conditional use permit should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a duly noticed public hearing on May 21, 2008 on general plan amendment number 200700006-(2), zone change number 200700006-(2) and conditional use permit number 200700134-(2) to authorize the construction, operation and management of an 84-unit senior citizen and developmentally disabled low-income apartment complex with a community center, known as the "SEASONS at Compton." The subject property is located within the unincorporated community of East Compton and the City of Compton. The Regional Planning Commission voted (4-0) to recommend approval of the requested plan amendment, zone change and conditional use permit at their May 21, 2008 meeting.

A public hearing is required for the requested general plan amendment and zone change pursuant to Section 22.16.200 of the County Code and Section 65335 and 65856 of the Government Code. Pursuant to Subsection B of Section 22.60.170 of the County Code, the conditional use permit approved by the Regional Planning Commission is deemed to be called for review by your board and shall be considered concurrently with the recommended general plan amendment and zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of the Government Code Sections 6061, 65090, 65355 and 65856 relating to the notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

On November 4, 2004 your Board adopted an Environmental Assessment/Mitigated Negative Declaration including the Mitigation and Monitoring Plan. The City of Compton also adopted an Initial study and Mitigated Negative Declaration on September 12, 2007 for the project.

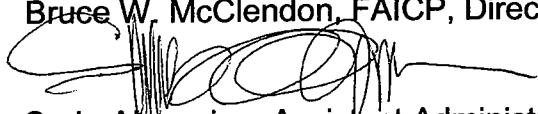
The Department of Regional Planning has determined that the Environmental Assessment and Mitigated Negative Declaration are the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements and the Department concurs with the CEQA documents. The Mitigation Monitoring Program includes considerations for impacts from fire, flooding, and water quality and noise from the freeway. The Environmental Assessment concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed general plan amendment, zone change and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning



Sorin Alexanian, Assistant Administrator
Current Planning Division

Attachments: Commission Resolution, Commission Findings and Conditions,
Commission Staff Report and Attachments, Factual

c: County Counsel

MC:ADG

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
GENERAL PLAN AMENDMENT CASE NO. 200700006-(2)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of General Plan Amendment Case No. 200700006-(2) on May 21, 2008; and,

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant has requested an Amendment to the Los Angeles County General Plan to change the land use designation category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac) on the 4.04 subject property (2.12 acres in the County).
2. The subject property is located at 15610 Frailey Avenue, East Compton, California in the East Compton zone District.
3. The plan amendment request was heard concurrently with Zone Change Case 200700006-(2), Conditional Use Permit Case No. 200700134-(2) at the May 21, 2008 public hearings.
4. Zone Change Case No. 200700006-(2), is a related request to authorize a change of zone R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential with a Development Program)
5. Conditional Use Permit Case No. 200700134-(2) is a related request to authorize construction, operation and maintenance of an 84 unit, three story senior citizen apartment complex with a Development Program in an R-3 (Limited-Multiple Residence) zone.
6. The conditional use permit no. 200700134-(2) site plan, labeled Exhibit "A", depicts the subject property. The entire project is 84 units; Building A consists of 54 units in the County in a stepped structure of two, three and four stories with a maximum height of 41 feet. Building B consists of 30 units in the City in a three story building with a maximum height of 35 feet. Additionally a 19,380 square foot common central courtyard and a 3,495 square foot one-story Community Center with meeting room and laundry area is proposed on the County portion of the project site.

The unit mix unit will consist of 68 one bedroom units (18 in the City and 50 in the County) and 16 two-bedroom units (12 in the City and 4 in the County). The one-bedroom units will be 657 gross sq. ft./614 net sq. ft. and the two bedroom units will be 800 gross sq. ft. /752 net sq ft.

There is 93,754 sq. ft. (2.15ac) of project open space, of which 35, 384 is in the County and 58, 370 in the City. Included in the 93,754 sq feet of open space is an area of 30,056 (0.69 ac) in the project's northeast quadrant fronting Linsley

Street – this area is currently proposed as landscaped open, however the applicant has made it clear to both the County and the City that they may submit a request to use this area for additional development at some point in the future. The applicant understands that any future development of this 30,056 sq. ft. area could require additional administrative or discretionary zoning entitlements from either the City or the County or both. Although this area is included in the gross and net total area of the project it was not included in the density bonus calculation for the County density determination.

7. The applicant is requesting an amendment to the Countywide General Plan to change the land use designation of the 4.04 acre parcel (2.12 acres in the County) from Low Density Residential to Medium Density Residential. The Medium Density Residential areas are suitable for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments. The intent of this classification is to provide for high density residential development in appropriate locations, conveniently accessible to, or within multipurpose urban centers. Densities generally range from 12-22 units per gross acre. Additionally, County General Plan, Land use Element, more concentrated urban development for residential infill projects is supported. As stated in the general plan, *"new residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map,"* provided that the applicant meet several criteria. The General Plan further states, *"the General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors."*
8. In reaching its decision the Regional Planning Commission has considered the whole record, including testimony for and against the project.
9. The proposed plan amendment is consistent with the goals and policies of the Countywide General Plan. The proposed residential project will increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-housing balance in the area and concentrate well-designed high-density housing in and adjacent to job centers and local transit service.
10. An Environmental Assessment was prepared for the Proposed Residential Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and

**PLAN AMENDMENT
CASE NO. 200700006-(2) RESOLUTION**

Page 3 of 3

Guidelines of the County of Los Angeles. The Environmental Assessment concluded that there was substantial evidence that the proposed residential project may have a significant impact on the environment in the following areas: land use, noise, air quality, traffic/access, education, and recreation with the incorporation of the identified mitigation monitoring measures. On November 4, 2004 the Los County Board of Supervisors adopted Environmental Assessment/Mitigated Negative Declaration including the mitigation and monitoring plan. The City of Compton also adopted an Initial Study and Mitigated Negative Declaration on September 13, 2007 for the project.

The Commission finds that the Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements and the Department concurs with the CEQA documents. The Mitigation Monitoring Program includes considerations for impacts from fire, flooding, and water quality. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider General Plan Amendment Case No. 200700006-(2), a change of classification within the Countywide General Plan from Low Density Residential to Medium Density Residential on approximately 4.04 acres (2.12 acres in the County);
2. That the Board of Supervisors adopt the above recommended Countywide Plan Amendment Case 200700006-(2).

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on February 2, 2005.


Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

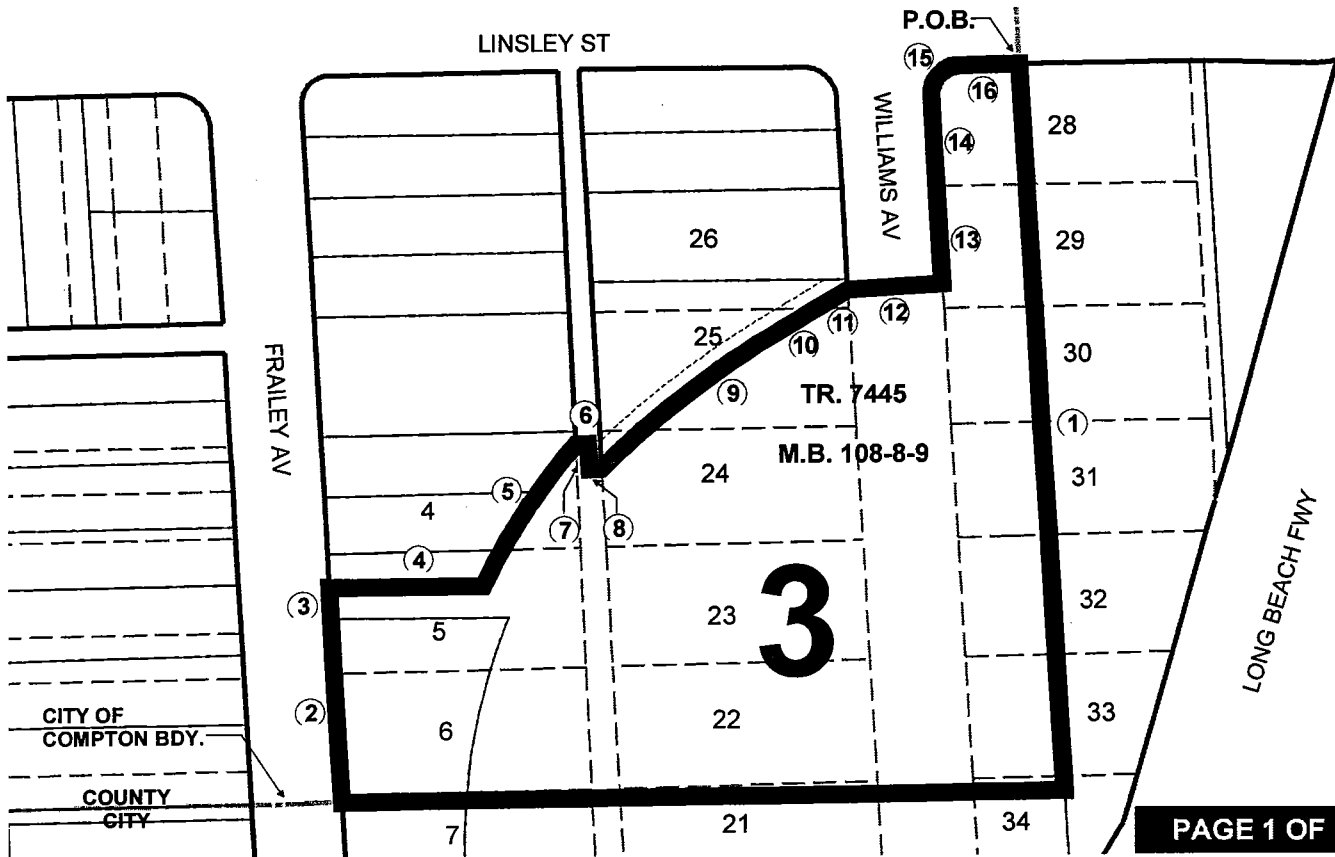
AMENDMENT TO COUNTYWIDE GENERAL PLAN
EAST COMPTON COMMUNITY

PLAN AMENDMENT: 2007-00006 (2)

ON:

CATEGORY 1 TO CATEGORY 3

(PROPOSED: MEDIUM-DENSITY RESIDENTIAL 12-22 DU/AC)



PAGE 1 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 4 TO 7, LOTS 21 TO 26, AND LOTS 28 TO 34 OF TR. 7445 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 108, PAGES 8 AND 9 IN THE OFFICE OF THE RECORDER, OF SAID COUNTY, TOGETHER WITH THOSE POR. OF WILLIAMS AV., 50 FT WIDE AND THE 15 FT ALLEY ADJACENT TO THE E'LY LINE OF SAID LOTS 4 TO 7, ALL AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS: COMMENCING AT INTERSECTION OF N'LY LINE OF LOT 28 OF SAID TR WITH THE BOUNDARY OF CITY OF COMPTON, AS SHOWN ON SAID MAP;

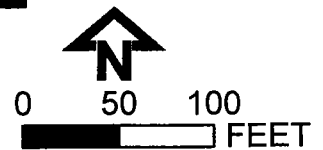
- (1) S'LY 390.60 FT AND W'LY 373.53 FT ALONG SAID CITY BOUNDARY TO THE W. LINE OF LOT 7 OF SAID TRACT
- (2) N'LY ALONG W. LINE OF LOT 7 AND 6 TO THE SW. COR. OF LOT 5
- (3) N'LY ALONG W. LINE OF LOT 5 TO THE N'LY LINE OF S'LY 48 FT OF SAID LOT
- (4) N.89-15-14E. 83.68 FT CONTINUE TO PAGE 2

DIGITAL DESCRIPTION: \ZCO\ZD_E_COMPTON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA



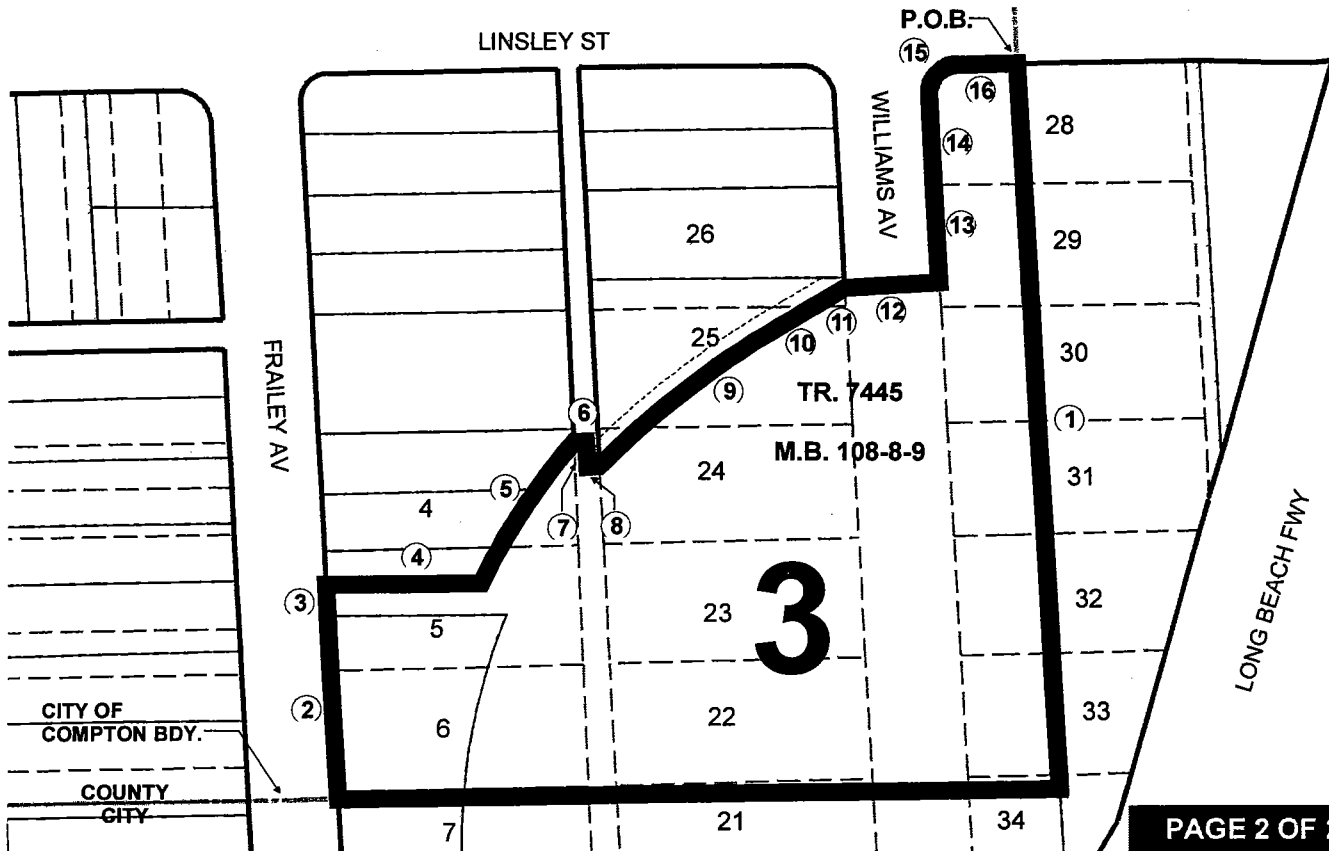
COUNTY ZONING MAP
072H229

AMENDMENT TO COUNTYWIDE GENERAL PLAN
EAST COMPTON COMMUNITY

PLAN AMENDMENT: 2007-00006 (2)

ON:







CATEGORY 1 TO CATEGORY 3
(PROPOSED: MEDIUM-DENSITY RESIDENTIAL 12-22 DU/AC)

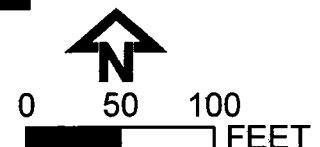


LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

- (5) NE'LY ALONG SE'LY CONCAVED CURVE, ARC DISTANCE 84.58 FT, RADIUS 320 FT, BEARING N.25-30-05E., ANGLE 15-8-36 TO THE E. LINE OF LOT 4
- (6) N.86-43-01E. 7.50 FT (7) S.3-16-59E. 13.26 FT
- (8) N.86-43-01E. 7.50 FT
- (9) NE'LY ALONG A SE'LY CONCAVED CURVE, ARC DISTANCE 87.18 FT, RADIUS 300 FT, BEARING N.40-48-31E., ANGLE 16-38-59
- (10) N.57-27-30E. 56.53 FT (11) N.57-27-30E. 22.05 FT
- (12) E'LY 50 FT AT RIGHT ANGLES TO E' LINE OF LOT 26 TO W. LINE OF LOT 29
- (13) N'LY ALONG W. LINE OF LOT 29 TO THE SW. COR. OF LOT 28
- (14) N'LY 48.32 FT ALONG SAID W. LINE TO THE S'LY TERMINUS OF THAT CERTAIN 15 FT RADIUS CURVE IN NW'LY BDY. OF LOT 28
- (15) NE'LY ALONG SAID CURVE ARC DISTANCE 24.23 FT TO THE NE'LY TERMINUS
- (16) E'LY 32.26 FT ALONG N. LINE OF LOT 28 TO THE POINT OF BEGINING

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



COUNTY ZONING MAP
072H229

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT R2007-01819-(2)
ZONE CHANGE 200700006-(2)**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case RZC200700006-(2) on May 21, 2008; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential with a Development Program) on 2.12 acres of a 4.04 acre property. Additional entitlements requested concurrently include: general plan amendment to change the maximum allowable density from land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac), a conditional use permit to authorize construction, operation and maintenance of an 84 unit, three story senior citizen apartment complex and one story community center with a Development Program in an R-3 (Limited-Multiple Residence) zone and a housing permit to allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.
2. The proposed project known as the "SEASONS at Compton" would be a The proposed project known as the "SEASONS at Compton" would be a 100% affordable residential community for persons with developmental disabilities and senior citizens with very low income, earning between 35% to 50% of Area Median Income (AMI). The project site is split between two local government jurisdictions, the County of Los Angeles and the City of Compton. The entire project is 84 units;

In the County: Building A consisting of 54 units in a stepped structure of two, three and four stories with a maximum height of 41 feet, a 19,380 square foot common central courtyard and a 3,495 square foot one-story community center with multi-purpose rooms, on-site property management, a service coordinator, offices, kitchen, case management space and an attached laundry room.

In the City of Compton: Building B consists of 30 units in a three story building with a maximum height of 35 feet. The City of Compton approved the following entitlements for this portion on September 13, 2007: General Plan Amendment Number 2007-02, Conditional Use Permit Number 2587 and Variance Number 2588.

The unit mix will consist of 68 one bedroom units (18 in the City and 50 in the County) and 16 two-bedroom units (12 in the City and 4 in the County). The one-bedroom units will be 657 gross square feet/ 614 net square feet and the two bedroom units will be 800 gross square feet/752 net square feet.

There is 93,754 square feet (2.15 acres) of project open space, of which 35,384 square feet is in the County and 58,370 square feet in the City. Included in the 93,754 square feet of open space is an area of 30,056 square feet (0.69 acres) in the project's northeast quadrant fronting Linsley Street – that is currently proposed as landscaped open space, however the applicant has made it clear to both the County and the City that they may submit a request to use this area for additional development at some point in the future. The applicant understands that any future development of this 30,056 square foot area could require additional administrative or discretionary zoning entitlements from either the City and/or the County. Although this area is included in the gross and net total area of the project it was not included in the density bonus calculation for the County density determination.

A proposed six foot high pre-cast concrete sound wall is proposed for the eastern portion of the property adjacent to the I-710 freeway and an 8 foot high chain link fence, planted with perennial vines ("green screen") is proposed to border the remainder of the property.

3. The Zone Change request was heard concurrently with Conditional Use Permit Number 200700134-(2), Housing Permit Number. 200400003-(2), and Plan Amendment Number 200700006-(2).
4. The subject property is currently designated category "1" or (Low-Density Residential 1 to 6 du/ac), which allows for small lot single family residences, twin homes, duplexes and townhouse development. The applicant is requesting a general plan amendment to change to land use category to a category "3" (Medium-Density Residential 12-22 du/ac), which allows for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments. This land use designation allows for 12 to 22 dwelling units per acre. This type of use is considered to be consistent with the land use classifications, subject to discretionary review.
5. A need for the proposed R-3-DP zone within the area under consideration exists to promote use and development of the property that is compatible with the surrounding zoning and uses and to implement the County General Plan housing goals to accommodate higher density multi-family residential in urbanized areas and to foster infill housing.
6. Placement for the proposed zone at such location is in the interest of public health, safety and general welfare, and in conformity with good zoning

practices because the infill development for affordable multi-family housing proposed provides access to transit services, will be a visual enhancement to the community and provides needed housing options for the aging population.

7. According to the County of Los Angeles General Plan, Land use Element more concentrated urban development for residential infill projects is supported. As stated in the general plan, *"new residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map,"* provided that the applicant meet several criteria. The General Plan further states, *"the General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors."*

The Regional Planning Commission finds that the project and the proposed density is compatible and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses, neighborhoods, nor adversely impact the existing character and density of East Compton Community.

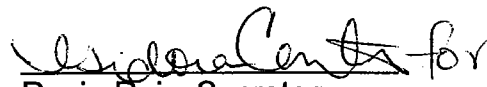
8. The subject property is currently zoned R-1 (Single-Family Residential), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is primarily single-family residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community. The project complies with these requirements with the use of the approved housing permit to allow for a 6 foot building height increase.
9. The project site is located between a mix of uses, single-family residential to the north and west, the I-710 freeway to the east and commercial and a mobile home park to the south. Because the project is to be for senior's and disabled persons it is reasonable to believe that this project would generate lower traffic volumes and lower noise levels and thus have a smaller impact than a traditional apartment complex of the same size, making this project compatible with the surrounding community and land use designations.
10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

11. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from R-1 (Single-Family Residence) to R-3-DP (Limited Multiple Residence).
2. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan;
3. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on May 21, 2008.


Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 4-0

Concurring: Valadez, Bellamy, Helsley, Rew

Dissenting: None

Abstaining: None

Absent: Modugno

Action Date: May 21, 2008

MC:AG
05/07/08

ZONING CASE NUMBER RZC200700006-(2)

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the County Wide General Plan, relating to the East Compton Zoned District Number 36.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the East Compton Zoned District Number 36 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the County Wide General Plan of the County of Los Angeles.

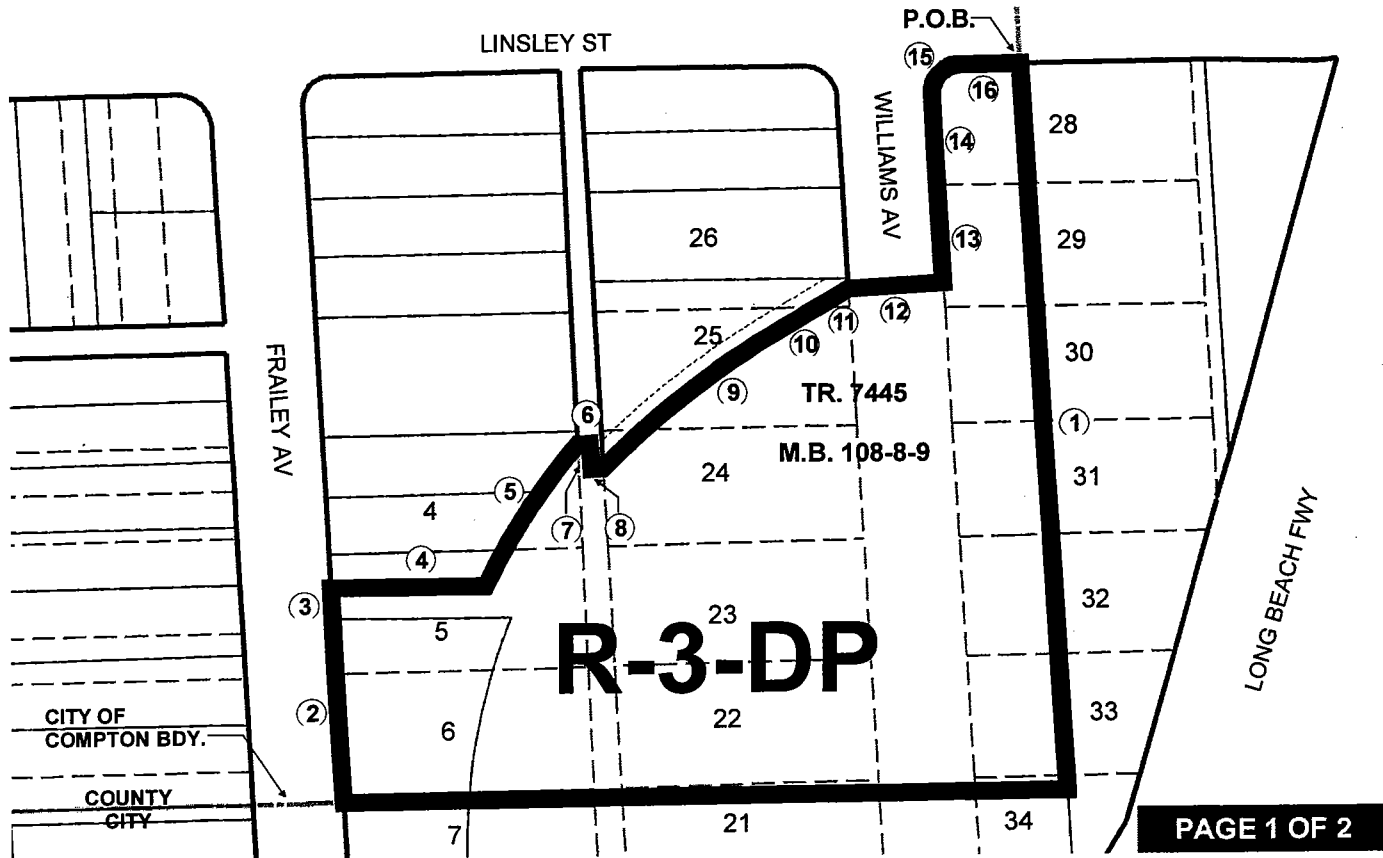
CHANGE OF PRECISE PLAN
EAST COMPTON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2007-00006 (2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF LOTS 4 TO 7, LOTS 21 TO 26, AND LOTS 28 TO 34 OF TR. 7445 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 108, PAGES 8 AND 9 IN THE OFFICE OF THE RECORDER, OF SAID COUNTY, TOGETHER WITH THOSE POR. OF WILLIAMS AV., 50 FT WIDE AND THE 15 FT ALLEY ADJACENT TO THE E'LY LINE OF SAID LOTS 4 TO 7, ALL AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS: COMMENCING AT INTERSECTION OF N'LY LINE OF LOT 28 OF SAID TR WITH THE BOUNDARY OF CITY OF COMPTON, AS SHOWN ON SAID MAP;

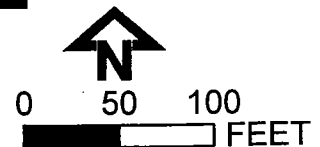
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DIGITAL DESCRIPTION: \ZCOZD_E_COMPTON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



COUNTY ZONING MAP
072H229

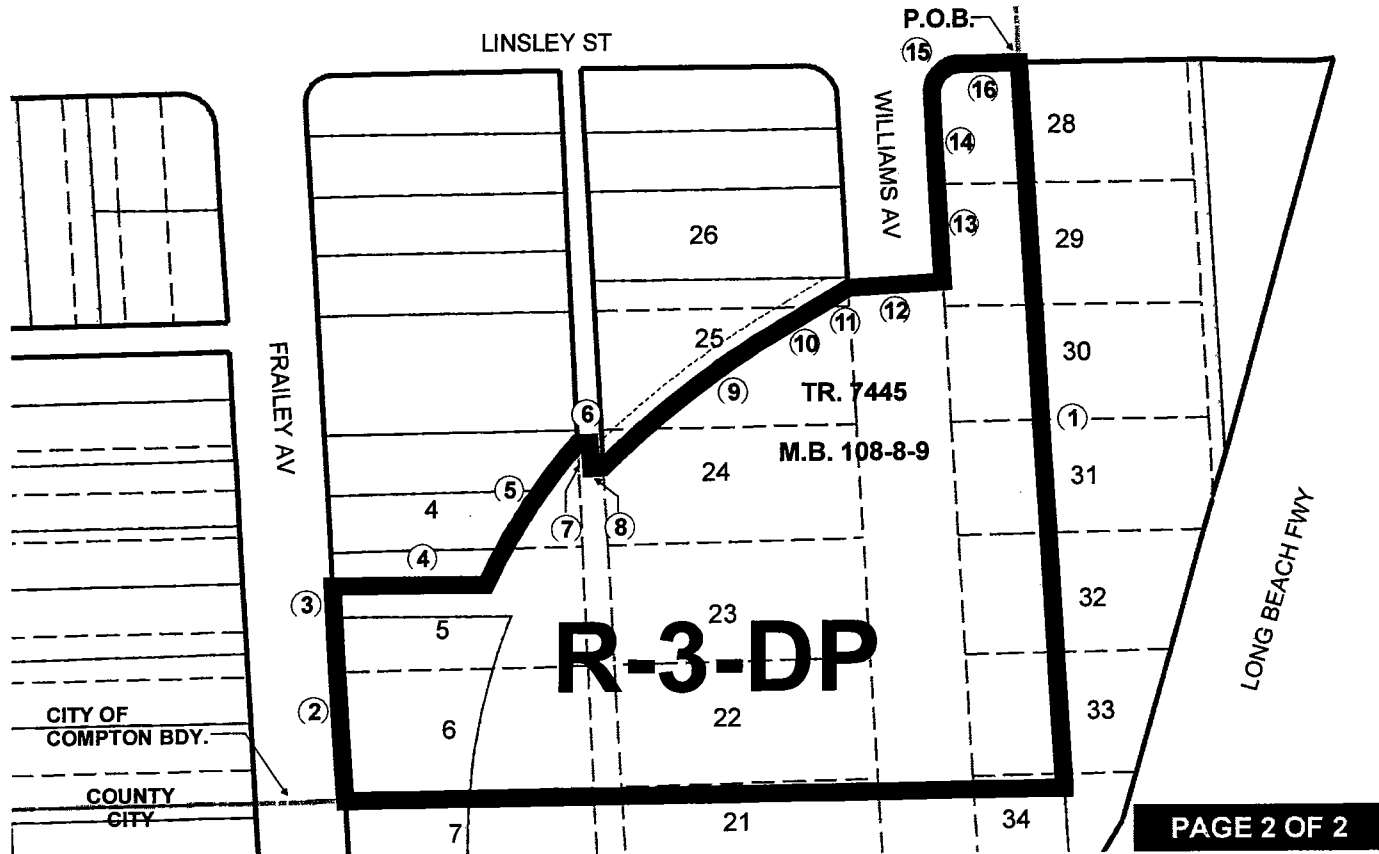
CHANGE OF PRECISE PLAN
EAST COMPTON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2007-00006 (2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



PAGE 2 OF 2

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

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LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 50 100
FEET

COUNTY ZONING MAP
072H229

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

May 14, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice-Chair
Esther Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: *ABM* Mark Child
for Section Head, Zoning Permits I

SUBJECT: Additional Materials for Hearing
Project Number: R2007-01819-(2)
Case: Conditional Use Permit Number 200700134-(2)
General Plan Amendment Number 200700006-(2)
Zone Change Number 200700006-(2)
Housing Permit Number 200700003-(2)

RPC Meeting: May 21, 2008
Agenda Item: 9

Please find attached revised letters from the Department of Public Works and the Fire Department, for the above referenced project, that was received subsequent to hearing package submittal to the Regional Planning Commission.

MC:AG



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: May 8, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2007-01819

LOCATION: Seasons at Compton - 15610 Frailey Ave., East Compton

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for public fire hydrants at this location is 2250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ Each private on-site fire hydrant must be capable of flowing 1250 gallons per minute at 20 psi. The required fire flow for private on-site multiple fire hydrants is 2500 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s) Install 2 private on-site fire hydrant(s)
- ☒ All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ **Location:** Fire hydrant installation shall follow the Site Plan dated 07-MAY-2008 on file with our office.
- ☒ **Access:** Access is adequate for this project.
- ☒ **Special Requirements:** All driveway and pedestrian gates shall comply with Los Angeles County Fire Department Regulation 5.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

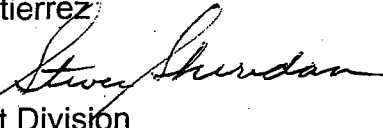
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-1

May 8, 2008

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: Steve Sheridan 
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2007-01819-(2)
CUP NO. RCUP 200700134-(2)
15610 FRAILEY AVENUE
EAST COMPTON

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan dated March 27, 2008, for the subject CUP for the construction of 84 senior, low-income apartments and a two-story community center in the vicinity of East Compton.

Upon approval of the permit, we recommend the following conditions:

1. Sewer

The project shall conform to the design standards and policies of Public Works, in particular, but not limited to, the following items:

- 1.1. The developer shall install separate house laterals to serve each group of buildings in the project.
- 1.2. Provide documentation permitting the designation of this project as three detached structures (two within unincorporated Los Angeles County and one within the City of Compton).

- 1.3. A sewer area study for the proposed subdivision (PC 12050AS, dated February 20, 2008) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two (2) years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
- 1.4. Provide a hardcopy and a digital copy (PDF Format) of the approved area study containing the City of Compton's approval.
- 1.5. If applicable, revise the approved PC 12050AS sewer area study to analyze impacts from the discharge of the proposed pool.

For questions regarding the sewer requirements above, contact Allen Ma at (626) 458-4921.

2. Water

This project shall conform to the design standards and policies of Public Works, in particular, but not limited to, the following items:

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 2.3. If needed, easements shall be granted to the County, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this project to the satisfaction of Public Works.
- 2.4. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the water requirements above, contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. **Prior to Improvement Plan submittal**, submit a copy of drainage concept/Hydrology Study/Standard Urban Storm water Mitigation Plan (SUSMP) signed and approved by both the City of Compton and Public Works.
- 3.2. **Prior to Improvement Plan approval**, comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP, which was conceptually approved by Public Works on April 23, 2008, to the satisfaction of Public Works.
- 3.3. Provide copy of permit from Caltrans for proposed connection(s) to Caltrans storm drain system. If a permit from Caltrans cannot be obtained for proposed storm drain connection(s), the scope of work, as depicted per the CUP site plan, may change.
- 3.4. Dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way necessary for the storm drain system to the satisfaction of Public Works.

For questions regarding the drainage requirements above, contact Nazem Said at (626) 458-4921.

4. Right of way and Road Improvement Requirements

- 4.1. Dedicate right of way 30 feet from centerline on Linsley Street to the satisfaction of Public Works. Five feet of additional right of way is required beyond the existing right-of-way line. Contact Public Works' Mapping and Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106.
- 4.2. Dedicate right of way for an off-set cul-de-sac bulb with a 44-foot radius along the property frontage on Williams Avenue to the satisfaction of Public Works. Contact Public Works' Mapping and Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106.

- 4.3. Dedicate additional right of way for a corner cut-off at the intersection of Williams Avenue and Linsley Street and Alondra Boulevard and Frailey Avenue to the satisfaction of Public Works and the City of Compton.
- 4.4. Dedicate complete vehicular access rights on Alondra Boulevard to the satisfaction of Public Works.
- 4.5. Construct an off-set cul-de-sac bulb with a 32-foot curb radius along the property frontage on Williams Avenue to the satisfaction of Public Works.
- 4.6. Construct a turnaround with a minimum 32-foot curb radius in the private driveway and fire lane off of Frailey Avenue to the satisfaction of Public Works. Setback the raised median nose in the private driveway off of Frailey Avenue a minimum of 20 feet from the property line to the satisfaction of Public Works.
- 4.7. Construct a hammerhead turnaround at the end of the alley east of Frailey Avenue to the satisfaction of Public Works and the Fire Department.
- 4.8. Construct concrete sidewalk on Linsley Street and Williams Avenue along the property frontage to the satisfaction of Public Works and the City of Compton.
- 4.9. Reconstruct any non-conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a pedestrian access route to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 4.10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Alondra Boulevard, Frailey Avenue, Williams Avenue, and Linsley Street to the satisfaction of Public Works and the City of Compton.
- 4.11. Plant street trees on Alondra Boulevard, Frailey Avenue, Williams Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works and the City of Compton.
- 4.12. Obtain an encroachment permit from the City of Compton for all improvements within their jurisdiction.

4.13. **Prior to issuance of grading permits**, acquire street improvement plan approval or direct check status.

4.14. **Prior to issuance of building permits**, execute an Agreement to Improve for the street improvements. For information regarding Agreement to Improve, contact Ruben Cruz at (626) 458-4910.

For questions regarding the street requirements above, contact Andy Narag at (626) 458-4921.

5. Street Lighting Requirements

5.1. Provide street lights on concrete poles with underground wiring along the property frontage on Frailey Avenue, Linsley Street, and Williams Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section, Traffic and Lighting Division.

5.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$135,000.00. The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.

5.3. All street light in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more year if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated community.

For questions regarding the street lights requirements above, contact Jeff Chow at (626) 300-4752.

Mark Child
May 8, 2008
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If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

SA:ca

P:/LDPUB/SUBMGT/CUP/ R2007-01819- (2)_CUP 200700134-(2)_15610 FRAILEY AVENUE CLEARANCE.DOC

Regional Planning Commission Transmittal Checklist

Hearing Date

May 21, 2008

Agenda Item Number

9

Project Number: R2007-01819-(2)
Case(s): General Plan Amendment Number 200700006-(2)
 Zone Change Number 200700006-(2)
 Conditional Use Permit Number 200700134-(2)
 Environmental Permit Number 200700116-(2)
 Housing Permit Number 200700003-(2)
Contact Person: Anita Gutierrez

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DPH Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (MND)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC and PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By:

Anita B. Gutierrez



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2007-01819-(2)

CONDITIONAL USE PERMIT NO. 200700134-(2)
HOUSING PERMIT NO. 200400003-(2)
ZONE CHANGE NO. 200700006-(2)
PLAN AMENDMENT NO. 200700006

RPC/HO MEETING DATE	CONTINUE TO
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AGENDA ITEM 9

PUBLIC HEARING DATE May 21, 2008

APPLICANT Suny Lay Chang Compton Senior Housing, L.P	OWNER Suny Lay Chang Compton Senior Housing, L.P	REPRESENTATIVE John Tandy Moss & Associates
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REQUEST
Plan Amendment: To change the land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac)

Zone Change: To change the zoning on the subject property to R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential-Development Program) to allow for multi-family development.

Conditional Use Permit: To authorize construction, operation and maintenance of an 84 unit, two , three and four story senior citizen apartment complex and one story community center with a Development Program in an R-3 (Single-Family Residence) zone.

Housing Permit: To allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.

LOCATION/ADDRESS
15610 Frailey Avenue, East Compton, California

ACCESS Vehicular access will be from Frailey Avenue with secondary emergency-only access from Williams Avenue	ZONED DISTRICT East Compton
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ASSESSORS PARCEL NUMBERS 6181032045, 6181032046, 6181032040, 6181032047, 6181032048, 6181032041, 6181032042, 6181032044, 6181032043	COMMUNITY East Compton
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SIZE 2.12 ac (County Portion), 2.28 ac (City Portion) and 4.40 ac Total	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant	R-1 (Single-Family Residential)
North	Single-Family Residential	R-1 (Single-Family Residential)
South	Commercial/Retail and Mobile Home Park	City of Compton
East	I-710 Freeway	City of Compton
West	Commercial/Single-family residential	R-1 (Single-Family Residential)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	1 (Low Density Residential)	1 to 6 du/ac	See Staff Analysis

ENVIRONMENTAL STATUS
Mitigated Negative Declaration with mitigation monitoring plan adopted by the Los Angeles County Board of Supervisors on 11/09/2004. City of Compton Mitigated Negative Declaration adopted on 09/12/2007

SITE PLAN DESCRIPTION
Applicant proposes construction, operation and maintenance of a new 84 unit, two, three and four story senior citizen apartment complex with a Development Program on 4.40 acres, including 93, 754 sq feet of landscaped area. The project site is split between the City of Compton and the County of Los Angeles jurisdictions.

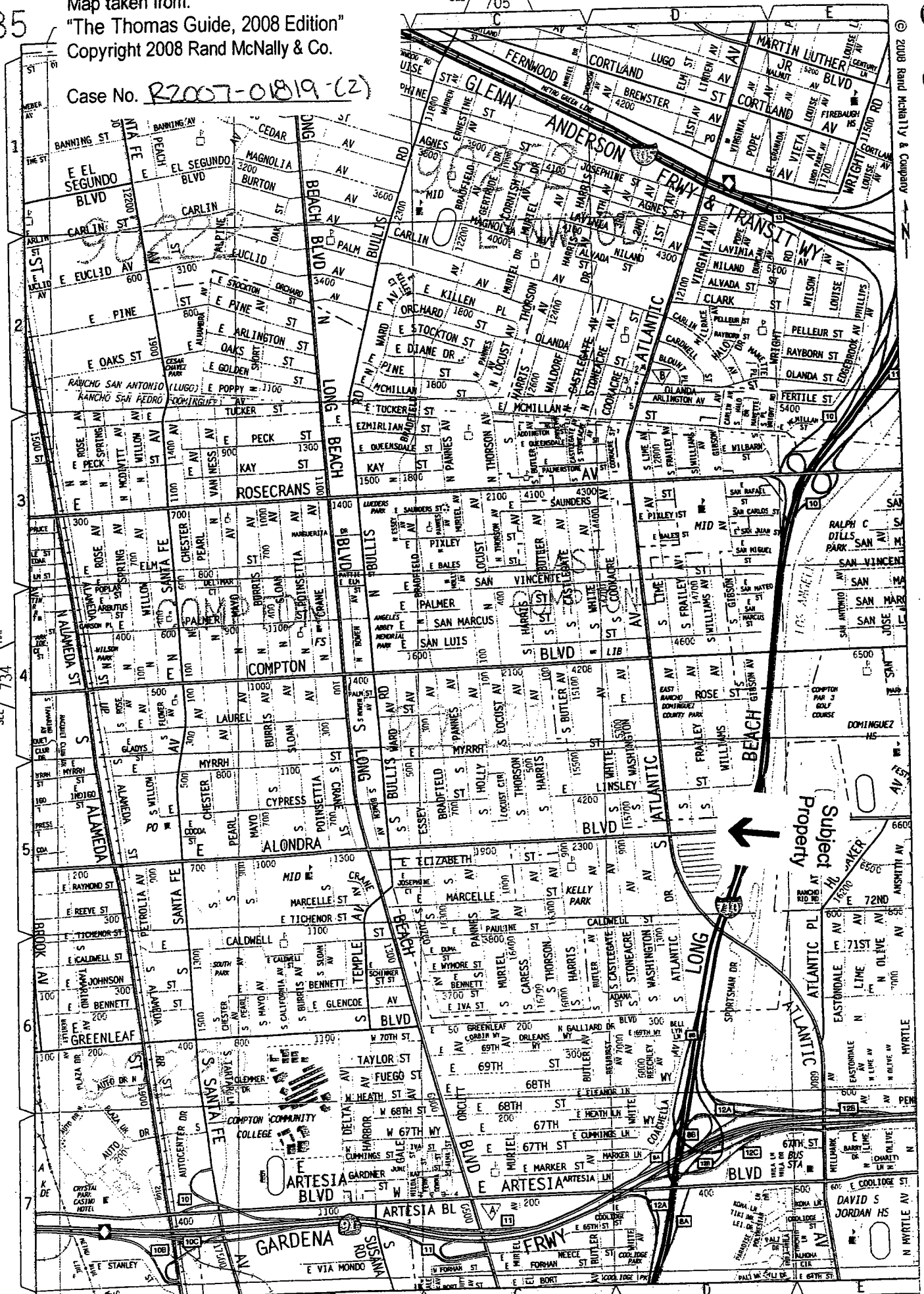
KEY ISSUES
Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.
Satisfaction of Section 22.16.110 of Title 22 of the Los Angeles County Code Zone Change Permit Burden of Proof requirements.

Case No. R2007-01819-(2)

SEE 705 MAP

SEE 734 MAP

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STAFF ANALYSIS
PROJECT NUMBER R2007- 01819-(2)
CONDITIONAL USE PERMIT NUMBER 200700134-(2)
GENERAL PLAN AMENDMENT NUMBER 200700006-(2)
ZONE CHANGE NUMBER 200700006-(2)
ENVIRONMENTAL PERMIT NUMBER 200700116-(2)
HOUSING PERMIT NUMBER 200700003-(2)

ENTITLEMENT REQUEST

The applicant, Compton Senior Housing, L.P. is requesting entitlements to construct, operate and manage an 84-unit senior citizen and developmentally disabled low-income apartment complex with a community center, known as the "SEASONS at Compton." The following are the entitlements requested:

General Plan Amendment: To change the maximum allowable density from land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac).

Zone Change: To change the maximum allowable density from R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential with a Development Program)

Conditional Use Permit: To authorize construction, operation and maintenance of an 84 unit, three story senior citizen and developmentally disabled apartment complex and one story community center with a Development Program in an R-3 (Limited-Multiple Residence) zone.

Housing Permit – To allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.

PROJECT DESCRIPTION

The proposed project known as the "SEASONS at Compton" would be a 100% affordable residential community for persons with developmental disabilities and senior citizens with very low income, earning between 35% to 50% of Area Median Income (AMI). The project site is split between two local government jurisdictions, the County of Los Angeles and the City of Compton. The entire project is 84 units;

In the County: Building A consisting of 54 units in a stepped structure of two, three and four stories with a maximum height of 41 feet, a 19,380 square foot common central courtyard and a 3,495 square foot one-story community center with multi-purpose rooms, on-site property management, a service coordinator, offices, kitchen, case management space and an attached laundry room.

In the City of Compton: Building B consists of 30 units in a three story building with a maximum height of 35 feet. The City of Compton approved the following entitlements for this portion on November 20, 2007: General Plan Amendment Number 2007-02,

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HOUSING PERMIT NUMBER 200700003-(2)

STAFF ANALYSIS
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Conditional Use Permit Number 2587 and Variance Number 2588. The unit mix will consist of 68 one bedroom units (18 in the City and 50 in the County) and 16 two-bedroom units (12 in the City and 4 in the County). The one-bedroom units will be 657 gross square feet/ 614 net square feet and the two bedroom units will be 800 gross square feet/752 net square feet.

There is 93,754 square feet (2.15 acres) of project open space, of which 35,384 square feet is in the County and 58,370 square feet in the City. Included in the 93,754 square feet of open space is an area of 30,056 square feet (0.69 acres) in the project's northeast quadrant fronting Linsley Street – that is currently proposed as landscaped open space, however the applicant has made it clear to both the County and the City that they may submit a request to use this area for additional development at some point in the future. The applicant understands that any future development of this 30,056 square foot area could require additional administrative or discretionary zoning entitlements from either the City and/or the County. Although this area is included in the gross and net total area of the project it was not included in the density bonus calculation for the County density determination.

A proposed six foot high pre-cast concrete sound wall is proposed for the eastern portion of the property adjacent to the I-710 freeway and an 8 foot high chain link fence, planted with perennial vines ("green screen") is proposed to border the remainder of the property.

Hours of Operation:

The community center will be open seven days a week from 9:00am-9:00pm for recreation and social events.

LOCATION

The project site is located off Frailey Street, approximately 225 feet north of Alondra Boulevard, adjacent to and immediately west of the I-710 freeway at the northeast corner of Alondra Blvd. and Frailey Avenue.

SITE DESCRIPTION

The project site is split between two local government jurisdictions, the County of Los Angeles and the City of Compton. Total project size is 4.40 acres (2.12 acres in the County and 2.28 acres in the City of Compton).

ENVIRONMENTAL DETERMINATION

On November 4, 2004 the Los County Board of Supervisors adopted Environmental Assessment/Mitigated Negative Declaration including the mitigation and monitoring

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HOUSING PERMIT NUMBER 200700003-(2)

STAFF ANALYSIS
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plan. The City of Compton also adopted an Initial Study and Mitigated Negative Declaration on September 12, 2007 for the project.

The Department of Regional Planning has determined that the Environmental Assessment and Mitigated Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements and the Department concurs with the CEQA documents. The Mitigation Monitoring Program includes considerations for impacts from fire, flooding, and water quality and noise from freeway. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

There have been no previous cases on this property and there are no current zoning violations.

STAFF EVALUATION

General Plan Consistency

The subject property is designated as "1" or (Low-Density Residential 1 to 6 du/ac), which allows for small lot single family residences, twin homes, duplexes and townhouse development. The applicant is requesting a general plan amendment to change to land use category to a category 3 (Medium-Density Residential 12-22 du/ac), which allows for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments. This land use designation allows for 12 to 22 dwelling units per acre.

According to the County of Los Angeles General Plan, Land use Element more concentrated urban development for residential infill projects is supported. As stated in the general plan, *"new residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map,"* provided that the applicant meet several criteria. The General Plan further states, *"the General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors."* The applicant has responded to specified criteria in that the proposed

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project will not adversely affect the character of the community, the project site is of sufficient size to accommodate the building design, the project will not overburden existing public services, the project will not disrupt or adversely impact local traffic and the project will be compatible with surrounding uses. Additionally, this project is designated for Senior and Disabled residents with very low income (35%-50% AMI) making the project eligible for a density bonus of up to 35%. The maximum allowable density on the County portion for this project with the density bonus is 59 units, the project proposes 54 units within the County portion. Based on these facts staff has determined the project meets all criteria to allow exceeding the density depicted in the County Wide Land Use Policy Map and through the approval of the Plan Amendment, Zone Change and Housing Permit allowing for a density bonus the project would be consistent with the goals and objectives of the Los Angeles County General Plan and related Department policies.

Subject Property:

The subject property is undeveloped with low growing vegetation

Surrounding Properties:

North: Single-family residences

South: commercial/retail and Mobile Home Park

East: I-710 Freeway

West: Commercial/Single-family residential

Zoning Ordinance and Development Standards Compliance

The subject property is currently zoned R-1 (Single-Family Residential), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is primarily single-family residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.

Using R-3 standard the following development standards apply:

- **Height limits** - *No building or structure in Zone R-3 shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.*

The applicant has requested an increase in height through an on-menu incentive through the Administrative Housing permit. The maximum height allowed in the R-3 zone is 35 feet and the maximum allowed height increase through an "on-menu"

PROJECT NUMBER R2007-01819-(2)
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incentive is 10 feet. The applicant was granted a 6 foot height increase to allow for a maximum project height of 41 feet.

- **Density** - *Shall not exceed 30 units per acre in an R-3 zone*

The proposed project would have a density of 27 du/ac which includes the proposed units allowed under the density bonus.

- **Yard requirements** - *Premises in Zone R-3 shall be subject to the following yard requirements: Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than: Seven and one-half feet on a reversed corner lot; or Five feet on other corner lots. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.*

The project complies with all required yard setbacks.

- **Parking for Senior citizen and handicapped persons housing developments** - *Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space for each dwelling unit, subject to the following restrictions: The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.*

The project proposes a total of 76 parking spaces, 38 are to be in the City and 38 in the County, all of which are uncovered. County parking requirements for senior housing developments require a parking ratio of one-half parking spaces for each dwelling unit and guest parking requires one parking space for each 8 units. Under these requirements 34 parking spaces are required on the County portion, 38 spaces are proposed. The parking requirement has been met. Parking will be gated, with remote access for residents.

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STAFF ANALYSIS
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DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES

The zoning code allows for a density bonus on projects providing affordable housing in an effort *“to increase the production of affordable housing and senior citizen housing that is intended to compliment the communities in which they are located.”*

- **Density bonus** - Qualified projects that meet the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts designated by the zoning code. Requirements for Affordable housing set-asides are as follows: The total dwelling units of the qualified project shall be five units or more. Duration of affordability. The owner of the qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, and shall be subject to the monitoring procedures, as described in Section 22.56.2640, guaranteeing either of the following: For very low, lower, and moderate (single-family) income housing set-asides, that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy. For moderate income housing set-asides (common interest developments), that the initial occupants are persons and families of moderate income. The housing set-aside units shall be compatible with the exterior design of other units within the qualified project in terms of appearance, materials and finished quality.

The proposed project is a total of 4.40 gross acres, with 2.12 gross acres located within the jurisdiction of Los Angeles County. For the purposes of calculating density, 1.97 gross acres was used as the base number (leaving the 0.69 acres of designated green space out of the density calculation). The maximum allowable number of units allowed under standard (R-3) zoning regulations is 43 units. Using the maximum by-right density bonus (35%) the project would be allowed an additional 16 units. The total maximum allowable units with the density bonus is 59 units on the project site. The project proposes 54 units in the County jurisdiction, therefore the project complies with the density bonus regulations.

- **Density Bonus Incentives.** - A qualified project that provides an affordable housing set-aside shall be granted incentives in the amounts “on-menu” incentive of the zoning code.

The project is eligible for 3 incentives and the applicant is requesting one “on-menu” incentive to allow for increased height 6 feet beyond the 35 foot development standard in an R-3 zone. On-menu incentives only allow for additional height of 10

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feet beyond development standards. The maximum height of the proposed project is 41 feet.

NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY

The project site is located between a mix of uses, single-family residential to the north and west, the I-710 freeway to the east and commercial and a mobile home park to the south. Because the project is to be for senior's and disabled persons it is reasonable to believe that this project would generate lower traffic volumes and lower noise levels and thus have a smaller impact than a traditional apartment complex of the same size, making this project compatible with the surrounding community and land use designations.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.16.110 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works – had comments regarding right-of-way and road improvements, street lighting installation along the property frontage on Frailey Avenue, Linsley Avenue and Williams Avenue, drainage and sewer. Conditions attached.

Fire Department - had comments regarding driveway access for Fire vehicles and wanted further details of gate access, the applicant has been working with the Department and the issue access has been addressed. Conditions attached.

Department of Public Health – had comments regarding the project exceeding the interior and exterior noise levels, but indicated that the mitigations measures proposed predicted compliance with these levels. The Department also commented about the particulate matter emissions in relation to the project's proximity to the freeway and the exposure to future tenants. The applicant has provided mitigation measure's to minimize exposure. No additional conditions were attached.

PUBLIC COMMENTS

No public comments have been received

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commssion.

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STAFF RECOMMENDATION – APPROVAL

Staff recommends that the Commission consider:

Whether the project at the proposed density and height, is compatible with the adjacent area and consistent with the surrounding zoning in the East Compton. Staff recommends **APPROVAL** of project number R2007-01819-(2), Conditional Use Permit Number 200700134-(2), General Plan Amendment Number 200700006-(2), Zone Change Number 200700006-(2), Environmental Permit Number 200700116-(2) and Housing Permit Number 200700003-(2), subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the Public Hearing and approve Conditional Use Permit Number 200700134-(2), Housing Permit Number 200700003-(2), with findings & conditions and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Number 200700006-(2), General Plan Amendment Number 200700006-(2).

Prepared by Anita Gutierrez,
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits I Section

Attachments:

Draft Conditions of Approval
Draft Findings
Applicant's Burden of Proof statement
Site Photographs
Site Plan
Land Use Map
Zoning Ordinance Resolution
Zoning Ordinance
General Plan Amendment Resolution
Adopted Mitigated Negative Declaration document

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**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

REGIONAL PLANNING COMMISSION HEARING DATE: May 21, 2008

A duly noticed public hearing was held on May 21, 2008 before the Regional Planning Commission. Commissioners Valadez, Bellamy, Helsley and Rew were present. Commissioner Modugno was absent. The applicant's representative, David E. Moss presented testimony in favor of the request and described the project.

The project architect, Norberto Nardi gave testimony describing the design of the project and answered questions from the Commissioners related to the photovoltaic paneling proposed on the a portion of project.

Commissioner Valadez asked questions relating to alleged dumping on the subject property, she indicated the applicant should visit the property more than once a month to ensure the site is well maintained.

Ms. Sinetta Farely representing the East Rancho Dominguez Community Block Watch testified in support of the project and mentioned concerns with illegal dumping on the site.

Two residents testified, a Ms. Maria Chauaria had comments regarding driveway access to her residence on Williams Ave. The applicant indicated they would work with Ms. Chauaria to find a solution to her concerns, if possible. Ms. Luz Estrada has concerns about illegal parking in the existing alley to the north of the project, the applicant indicated that they have had discussions with the Department of Public Works to install no parking signs for the alley and that the proposed project would not generate any new traffic to the alley.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

SYNOPSIS:

The proposed project known as the "SEASONS at Compton" would be a 100% affordable residential community for persons with developmental disabilities and senior citizens with very low income, earning between 35% to 50% of Area Median Income (AMI). The project site is split between two local government jurisdictions, the County of Los Angeles and the City of Compton. The entire project is 84 units;

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In the County: Building A consisting of 54 units in a stepped structure of two, three and four stories with a maximum height of 41 feet and a 19,380 square foot common central courtyard and a 3,495 square foot one-story Community Center with multi-purpose rooms, on-site property management, a service coordinator, offices, a kitchen, case management space and an attached laundry room.

In the City of Compton: Building B consists of 30 units in a three story building with a maximum height of 35 feet. The City of Compton approved the following entitlements for this portion on November 20, 2007: General Plan Amendment Number 2007-02, Conditional Use Permit Number 2587, Variance Number 2588.

There is 93,754 square feet (2.15 acres) of project open space, of which 35,384 square feet is in the County and 58,370 square feet in the City. Included in the 93,754 square feet of open space is an area of 30,056 square feet (0.69 acres) in the project's northeast quadrant fronting Linsley Street – that is currently proposed as landscaped open, however the applicant has made it clear to both the County and the City that they may submit a request to use this area for additional development at some point in the future. The applicant understands that any future development of this 30,056 square foot area could require additional administrative or discretionary zoning entitlements from either the City and/or the County. Although this area is included in the gross and net total area of the project it was not included in the density bonus calculation for the County density determination.

PROCEEDINGS BEFORE THE COMMISSION:

Findings

1. The applicant is requesting the following: **General Plan Amendment:** To change the maximum allowable density from land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac). **Zone Change:** To change the maximum allowable density from R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential with a Development Program).

Conditional Use Permit: To authorize construction, operation and maintenance of an 84 unit, three story senior citizen and developmentally disabled apartment complex with a Development Program in an R-3 (Limited-Multiple Residence) zone. **Housing Permit** – To allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.

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2. The subject property encompasses nine parcels, 15610 Frailey Avenue, East Compton, with Assessor's Parcel Number's 6181032045, 6181032046, 6181032040, 6181032047, 6181032048, 6181032041, 6181032042, 6181032044, 6181032043. The subject property is located on the north side of Alondra Boulevard, between the I-710 Long Beach Freeway and Frailey Avenue, in the East Compton Zoned District.
3. The subject property is 4.40 total acres, 2.12 acres (County Portion), 2.28 acres (City Portion), the and is level and vacant.
4. The subject property is currently zoned R-1 (Single-Family Residential), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is primarily single-family residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.
5. The surrounding properties are zoned as follows:

North: R-1 (Single-Family Residential)
South: R-1 (Single-Family Residential)
East: R-1 (Single-Family Residential)/City of Compton
West: R-1 (Single-Family Residential)
6. Surrounding land uses within 500' include:

North: Single-family residences
South: Commercial/retail and Mobile Home Park
East: I-710 Freeway
West: Commercial/Single-family residential
7. The subject property is currently designated category "1" or (Low-Density Residential 1 to 6 du/ac), which allows for small lot single family residences, twin homes, duplexes and townhouse development. The applicant is requesting a general plan amendment to change to land use category to a category "3" (Medium-Density Residential 12-22 du/ac), which allows for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments. This land use designation allows for 12 to 22 dwelling units per acre. This type of use is considered to be consistent with the land use classifications, subject to discretionary review.

8. According to the County of Los Angeles General Plan, Land use Element more concentrated urban development for residential infill projects is supported. As stated in the general plan, *"new residential development within existing urban areas not covered by a more detailed local plan may be permitted at densities exceeding those depicted on the Land Use Policy Map,"* provided that the applicant meet several criteria. The General Plan further states, *"the General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs designed to stimulate production of such housing by both the public and private sectors."*

The Regional Planning Commission finds that the project and the proposed density is compatible and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses, neighborhoods, nor adversely impact the existing character and density of East Compton Community.

The site plan, labeled Exhibit "A", depicts the residential use on the subject property. The project consists of 84 units; Building A consists of 54 units in the County in a stepped structure of two, three and four stories with a maximum height of 41 feet. Building B consists of 30 units in the City in a three story building with a maximum height of 35 feet. Additionally a 19,380 square foot common central courtyard and a 3,495 square foot one-story Community Center with meeting room and laundry area is proposed on the County portion of the project site.

The unit mix will consist of 68 one bedroom units (18 in the City and 50 in the County) and 16 two-bedroom units (12 in the City and 4 in the County). The one-bedroom units will be 657 gross square feet/ 614 net square feet and the two bedroom units will be 800 gross square feet/752 net square feet.

There is 93,754 square feet (2.15 acres) of project open space, of which 35,384 square feet is in the County and 58,370 square feet in the City. Included in the 93,754 square feet of open space is an area of 30,056 square feet (0.69 acres) in the project's northeast quadrant fronting Linsley Street – that is currently proposed as landscaped open space, however the applicant has made it clear to both the County and the City that they may submit a request to use this area for additional development at some point in the future. The applicant understands that any future development of this 30,056 square foot area could require additional administrative or discretionary zoning entitlements from either the City and/or the County. Although this area is included in the gross and net total area of the project it was not included in the density bonus calculation for the County density determination.

A proposed six foot high pre-cast concrete sound wall is proposed for the eastern portion of the property adjacent to the I-710 freeway and an 8 foot high chain link fence, planted with perennial vines ("green screen") is proposed to border the remainder of the property. As modified by this permit, the proposed use complies with applicable development standards as provided in Section 22.20.300 of the Los Angeles County Code.

9. The subject property is currently zoned R-1 (Single-Family Residential), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is primarily single-family residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.

10. Pursuant to Section 22.20.300 of the Los Angeles County Code, the height requirement for the R-3 (Limited Multiple Residence) zone is as follows:

- a. No building or structure in Zone R-3 shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.

Under the Administrative Housing Permit, a 6 foot height increase was approved for this project to allow for a maximum project height of 41 ft.

11. Pursuant to Section 22.20.300, development within the R-3 zone shall be subject to the following standards:

- a. Height - No building or structure in Zone R-3-()U shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.
- b. Density - Property in Zone R-3-()U, developed for any residential use, shall not exceed the number preceding the letter "U" specified in the suffix to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.
- c. Yard requirements - Premises in Zone R-3-()U shall be subject to the yard requirements provided herein:

1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.

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2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
3. Seven and one-half feet on a reversed corner lot; or
b. Five feet on other corner lots.
4. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
5. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
6. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 217, 1927.)

The project complies with these requirements with the use of the approved housing permit to allow for a 6 foot building height increase.

12. Part 10 of Chapter 22.52 outlines specific requirements for signage in the R-3 zone. Wall signage has been proposed for the main entrance of the facility. Any proposed signage shall be in accordance with Part 10 of Chapter 22.52.
13. The proposed project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. § 3601, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. §3607 and the regulations promulgated thereunder.
14. The proposed project will also comply with all California fair housing statutes and regulations regarding senior citizen housing (Cal. Gov. Code § 12955, et seq.; Cal. Civ. Code § 51, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in Cal. Gov. Code § 12955.9 and the regulations promulgated thereunder.
15. An Environmental Assessment and Mitigated Negative Declaration were prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles. The Environmental Assessment and Mitigated Negative Declaration were adopted by the Los Angeles County Board of Supervisors on November 9, 2004. The applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Additionally, the City of

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Compton prepared an Initial study and subsequently adopted a Mitigated Negative Declaration on September 21, 2007.

16. A total of 108 public hearing notices were mailed out to property owners within 500 feet of the subject property on April 10, 2008 regarding the subject request. The notice was published in the Los Angeles Sentinel, Daily Journal and La Opinion on April 17, 2008. Case-related material, including the hearing notice, factual and burden of proof were sent on April 17, 2008 to the East Rancho Dominguez County Library at 4205 E. Compton Blvd in East Rancho Dominguez. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
17. No correspondence was received regarding the project.
18. The Regional Planning Commission finds that the proposed use is consistent with the County wide General Plan and the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.
19. The Regional Planning Commission finds that the proposed project will not disrupt or adversely impact local traffic conditions and the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
20. The Regional Planning Commission finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
21. As conditioned, the Regional Planning Commission finds that the proposed project, consisting of two buildings in the County; Buildings A of two, three and four stories and a one-story Community Center and one three story building in the City of Compton for senior housing, will be compatible with the surrounding area and will not pose adverse impacts, nor overburden existing public services and facilities.
22. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the

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Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

IN REFERENCE TO CONDITIONAL USE PERMIT NUMBER 200700134-(2), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and The development has provided adequate vehicular access, parking and loading so as to prevent undue traffic congestion;
- F. The proposed use complies with all state and federal housing laws regarding senior citizen and developmentally disabled housing;

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ADDITIONALLY, IN REFERENCE TO ZONE CHANGE PERMIT NUMBER 200700006-(2), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district: and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit and a zone change as set forth in Section 22.56.090 and 22.16.110 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, the Public Hearing is closed Conditional Use Permit Number 200700134-(2) and Housing Permit Number 200700003-(2) are approved with findings & conditions and Zone Change Number 200700006-(2) and General Plan Amendment Number 200700006-(2) are recommended to the Los Angeles County Board of Supervisors for approval.

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:AG
05/06/08

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1. This grant authorizes the construction, operation, and maintenance of a residential and mixed use development, to consist of 84 senior and developmentally disabled dwelling units (54 in the County and 30 in the City of Compton), a 19,380 square foot common central courtyard and a 3,495 square foot one-story community center, as depicted on the approved Exhibit "A", subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8 and until all required monies have been paid pursuant to Conditions No. 10, and 11.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder and a recorded copy be provided to the Director of Planning. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on May 21, 2048.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **twenty (20) biennial inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall

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reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. The permittee shall comply with the attached "Project Mitigation Measures Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not

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CONDITIONAL USE PERMIT NUMBER 200700134-(2)
GENERAL PLAN AMENDMENT NUMBER 200700006-(2)
ZONE CHANGE NUMBER 200700006-(2)
ENVIRONMENTAL PERMIT NUMBER 200700116-(2)
HOUSING PERMIT NUMBER 200700003-(2)

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CONDITIONS

provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.

18. The permittee shall file and record a covenant and agreement to hold the parcels as one. Submit a copy of the document to be recorded for review and approval. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director.
19. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the director for review and approval, five (5) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
20. Within ninety (90) days of the approval date adherence to development in accordance with the site plan on file of this grant, the permittee shall submit to the Director for review and approval five (5) copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
21. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the director for review and approval, three (3) copies of a lighting plan. All exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off after 9 p.m., with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading throughout the complex.

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HOUSING PERMIT NUMBER 200700003-(2)

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CONDITIONS

22. Within ninety (90) days of the approval date of the grant, the permittee shall submit for review and approval by the Community Development Commission and County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation in the office of the County Recorder, **providing that the residential occupancy of the development be limited to a senior citizen and developmentally disabled housing development for the lifetime of the facility.** The covenant shall also set forth all of the requirements under state and federal fair housing laws to qualify it for treatment as a "housing for older persons," as defined in those state and federal laws. Said document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded prior to the issuance of a building permit.
23. A minimum of 76 parking spaces (34 in the County) shall be provided on-site. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. A minimum of one (1) Type A, 12'x24' loading space shall be provided.
24. In the event the units are no longer restricted to occupancy by senior citizens and the developmentally disabled, the permittee shall develop the on-site parking spaces needed to bring the use and/or occupancy of the property in to conformance with Chapters 22.52 and 22.56 of the County Code.
25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
28. All improvements shall be completed prior to the occupancy of any structures.

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HOUSING PERMIT NUMBER 200700003-(2)

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CONDITIONS

29. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated May 8, 2008, except as otherwise required by said Department.
30. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated May 8, 2008 except as otherwise required by said Department.
31. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Health memorandum dated March 3, 2008, except as otherwise required by said Department.
32. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County of Los Angeles Public Library prior to the issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.

Attachments:

Department of Public Works letter dated May 8, 2008

Fire Department letter dated May 8, 2008

Department of Public Health letter dated March 3, 2008

Adopted Mitigated Negative Declaration and Mitigation Monitoring Program

MC:AG

05/07/08



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 8, 2008

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: Steve Sheridan 
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
PROJECT NO. R2007-01819-(2)
CUP NO. RCUP 200700134-(2)
15610 FRAILEY AVENUE
EAST COMPTON

- ☒ Public Works recommends approval of this CUP.
- ☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the revised site plan dated March 27, 2008, for the subject CUP for the construction of 84 senior, low-income apartments and a two-story community center in the vicinity of East Compton.

Upon approval of the permit, we recommend the following conditions:

1. Sewer

The project shall conform to the design standards and policies of Public Works, in particular, but not limited to, the following items:

- 1.1. The developer shall install separate house laterals to serve each group of buildings in the project.
- 1.2. Provide documentation permitting the designation of this project as three detached structures (two within unincorporated Los Angeles County and one within the City of Compton).

- 1.3. A sewer area study for the proposed subdivision (PC 12050AS, dated February 20, 2008) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two (2) years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
- 1.4. Provide a hardcopy and a digital copy (PDF Format) of the approved area study containing the City of Compton's approval.
- 1.5. If applicable, revise the approved PC 12050AS sewer area study to analyze impacts from the discharge of the proposed pool.

For questions regarding the sewer requirements above, contact Allen Ma at (626) 458-4921.

2. Water

This project shall conform to the design standards and policies of Public Works, in particular, but not limited to, the following items:

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the project, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each building.
- 2.3. If needed, easements shall be granted to the County, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this project to the satisfaction of Public Works.
- 2.4. Submit landscape and irrigation plans for the common area in the project, with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding the water requirements above, contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. **Prior to Improvement Plan submittal**, submit a copy of drainage concept/Hydrology Study/Standard Urban Storm water Mitigation Plan (SUSMP) signed and approved by both the City of Compton and Public Works.
- 3.2. **Prior to Improvement Plan approval**, comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP, which was conceptually approved by Public Works on April 23, 2008, to the satisfaction of Public Works.
- 3.3. Provide copy of permit from Caltrans for proposed connection(s) to Caltrans storm drain system. If a permit from Caltrans cannot be obtained for proposed storm drain connection(s), the scope of work, as depicted per the CUP site plan, may change.
- 3.4. Dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way necessary for the storm drain system to the satisfaction of Public Works.

For questions regarding the drainage requirements above, contact Nazem Said at (626) 458-4921.

4. Right of way and Road Improvement Requirements

- 4.1. Dedicate right of way 30 feet from centerline on Linsley Street to the satisfaction of Public Works. Five feet of additional right of way is required beyond the existing right-of-way line. Contact Public Works' Mapping and Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106.
- 4.2. Dedicate right of way for an off-set cul-de-sac bulb with a 44-foot radius along the property frontage on Williams Avenue to the satisfaction of Public Works. Contact Public Works' Mapping and Property Management Division, Engineering Section, for requirements and procedures at (626) 458-7106.

- 4.3. Dedicate additional right of way for a corner cut-off at the intersection of Williams Avenue and Linsley Street and Alondra Boulevard and Frailey Avenue to the satisfaction of Public Works and the City of Compton.
- 4.4. Dedicate complete vehicular access rights on Alondra Boulevard to the satisfaction of Public Works.
- 4.5. Construct an off-set cul-de-sac bulb with a 32-foot curb radius along the property frontage on Williams Avenue to the satisfaction of Public Works.
- 4.6. Construct a turnaround with a minimum 32-foot curb radius in the private driveway and fire lane off of Frailey Avenue to the satisfaction of Public Works. Setback the raised median nose in the private driveway off of Frailey Avenue a minimum of 20 feet from the property line to the satisfaction of Public Works.
- 4.7. Construct a hammerhead turnaround at the end of the alley east of Frailey Avenue to the satisfaction of Public Works and the Fire Department.
- 4.8. Construct concrete sidewalk on Linsley Street and Williams Avenue along the property frontage to the satisfaction of Public Works and the City of Compton.
- 4.9. Reconstruct any non-conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a pedestrian access route to meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
- 4.10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Alondra Boulevard, Frailey Avenue, Williams Avenue, and Linsley Street to the satisfaction of Public Works and the City of Compton.
- 4.11. Plant street trees on Alondra Boulevard, Frailey Avenue, Williams Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works and the City of Compton.
- 4.12. Obtain an encroachment permit from the City of Compton for all improvements within their jurisdiction.

4.13. Prior to issuance of grading permits, acquire street improvement plan approval or direct check status.

4.14. Prior to issuance of building permits, execute an Agreement to Improve for the street improvements. For information regarding Agreement to Improve, contact Ruben Cruz at (626) 458-4910.

For questions regarding the street requirements above, contact Andy Narag at (626) 458-4921.

5. Street Lighting Requirements

5.1. Provide street lights on concrete poles with underground wiring along the property frontage on Frailey Avenue, Linsley Street, and Williams Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to the Street Lighting Section, Traffic and Lighting Division.

5.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$135,000.00. The applicant shall comply with the conditions listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. The street lights shall be installed per approved plans prior to issuance of Certificate of Occupancy.

5.3. All street light in the project, or approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more year if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated community.

For questions regarding the street lights requirements above, contact Jeff Chow at (626) 300-4752.

Mark Child
May 8, 2008
Page 6

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

SA:ca

P:/LDPUB/SUBMGT/CUP/ R2007-01819- (2)_CUP 200700134-(2)_15610 FRAILEY AVENUE CLEARANCE.DOC



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: May 8, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2007-01819

LOCATION: Seasons at Compton - 15610 Frailey Ave., East Compton

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for public fire hydrants at this location is 2250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 2500 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s) Install 2 private on-site fire hydrant(s)
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ **Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- ☒ **Location:** Fire hydrant installation to follow Site Plan on file with our office.
- ☒ **Access:** Access is adequate for this project.
- ☒ **Special Requirements:** All driveway and pedestrian gates shall comply with Los Angeles County Fire Department Regulation 5.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO J. BELLOMO, REHS, Director

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Environmental Hygiene Program
Cole Landowski, MS, CIH, REHS, Program Head
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5540 FAX (626) 813-4839

www.lapublichealth.org



BOARD OF SUPERVISORS

Gloria Molina
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March 3, 2008

Ms. Anita Gutierrez
Impact Analysis Section
Department of Regional Planning
Los Angeles County
320 West Temple Street
Los Angeles, California 90012

**RE: Construction of 84 Senior low income apartments at 15810 Frailey Avenue,
Compton, California 90221.**

Dear Ms. Gutierrez:

This is to inform you that upon review of all documents forwarded to our program by you and upon revisiting the above proposed project site it appears that the implementation of the project will not have a significant noise impact on the surrounding properties. However, the surrounding environment of the project will have an impact on the future tenants. The proximity of the project to Freeway 710 and Alondra Boulevard can result in exposure to exterior noise levels exceeding the 65 dB-A CNEL in common areas.

Site environmental noise assessment was conducted on December 14, 2007, by staff from the County of Los Angeles, Public Health, Environmental Health Division, Environmental Hygiene Program. The findings of this assessment regarding exterior and interior noise projections are in agreement with the acoustical analysis report prepared by staff from Gordon Bricken & Associates, Acoustical and Energy Engineers, dated November 30th 2006.

15810 Frailcy Avenue,
Compton, CA 90221

Noise element review

The existing cumulative noise level on site was measured by environmental hygiene staff on December 14, 2007. The cumulative noise level on site was CNEL of 67.9 dB-A at 5 feet above ground level and about 50 feet from the property line along the freeway.

The most recent CNEL contours for LAX were obtained from the County of Los Angeles Regional Planning GIS section, which information is provided by Los Angeles World Airports, Environmental Management Division, Noise Management Division Section. The contours show aircraft CNEL levels outside the flight patterns for Compton and Los Angeles International Airports.

The predicted road traffic noise exceeds the 65 dB-A throughout the property.

The acoustical report addresses noise mitigation measures for the abatement of noise in interior spaces in order to comply with the California Noise Insulation Standard CNEL 45 noise criterion for habitable rooms. The mitigation measures presented predict compliance with interior noise levels.

The exterior levels projected at CNEL 67.9 dB-A at the project will fall under the conditionally acceptable category as found in the Land Use Compatibility for Community Noise Environment table found in page 26 of the Guidelines for the Preparation and Content of Noise Elements of the General Plan document, prepared by the Office of Noise Control, California Department of Health, Berkeley, California in coordination with The Office of Planning and Research, published in 1976.

The above findings suggest that noise levels exceed the 65 dB-A CNEL exterior standard and therefore the project should be undertaken only after a detailed analysis of the noise reduction requirements is made and noise insulation features are included in the project design. Conventional construction, with closed windows and fresh air supply systems or air conditioning will normally suffice.

Particle matter emissions (PM₁₀ and PM_{2.5})


The evaluation of particle emissions are now being routinely addressed in preliminary environmental impact reports. Recent research shows significant health risk to populations including children and people of advanced age when exposed to these pollutants. As a result environmental impacts reports, including this report, should now address these issues.

The proximity of the proposed project to the freeway will result in exposure to these particle emissions to the future tenants, which belong to high risk population because of their advanced age.

15810 Frailey Avenue
Compton, California 90221

The environmental impact report provided only addresses noise issues, and has no discussion on fine particle emissions, specially (PM_{10} and $PM_{2.5}$).

If you have any questions, please contact Evenor Masis at (626)430-5435.

A handwritten signature in dark ink, appearing to read 'Cole Landowski', with a horizontal line underneath it.

Cole Landowski, M.S., CIH
Head, Environmental Hygiene Program

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- The proposed residential use - for-rent affordable multi-family apartments for seniors is similar to and compatible with existing residential development along the Alondra Blvd. corridor. Decorative landscaping and common open space of 0.66 ac. and 33.5% of the County portion of the site - and 1.45 ac. and 39.3% of the total project site - will be maintained by LACDC as the owner/operator of the entire project.
 - There is ample open space, parking and centralized vehicle ingress/egress to and from Frailey Ave. near the existing single-family neighborhood. Nicely designed and oriented multi-family buildings are proposed to create an extension of the existing residential neighborhood and act as a catalyst for future quality projects in the area.
 - Compliance with all County and State health and safety codes, UBC and good development practices will result in a successful, safe and enjoyable living environment.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 application, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- The project civil engineer has designed a drainage/grading concept that mitigates potential for off-site impacts.
- A total of 76 parking spaces - all uncovered - is provided for the project, including 38 in the County and 38 in the City. The residential parking is consistent with other affordable senior housing projects developed by LINC and others, especially in situations such as this where transit lines are within close proximity. All parking areas will be well landscaped.
- The Applicant is (i) complying with Fire and Public Works Department requirements consisting of private driveway widths of 28 ft. curb to curb (ii) using the subdivisions' landscaping, massing and design to insure the compatibility with the surrounding residential development, while requesting a CUP-DP for residential use as required within the proposed R-3 zone
- The Applicant believes that all development standards prescribed in this Title 22 application - Planning and Zoning requirements are either met, or exceptions are requested under the State density bonus law, thus creating a residential project with a human-scale that will be a positive living environment and have a positive impact upon the surrounding residential neighborhood and commercial environs.

C. That the proposed use is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.
- The Applicant will comply with final mitigation required by County Traffic and Lighting. The Alondra Blvd. right-of-way is fully dedicated - with the possible exception of a turning lane at the corner of Frailey and Alondra, as noted by LLG in its review of 9/24/04 - this ROW dedication will be provided as a part of the project. Existing streets on the north and west sides of the project - Linsley Street and Frailey Ave. - are primarily residential in nature - additional dedications will be provided to meeting existing ROW of these roadways. Traffic and circulation issues have already been deemed insignificant due to the low trip generation and travel time habits of seniors.
 - Will-serve letters - copies of which are enclosed in this application are provided for four areas - water, gas, and phone. Cable and electric have been requested but have not yet been received.

**GENERAL PLAN AMENDMENT
BURDEN OF PROOF**

Answers to the following must be made complete and full (use additional sheets as necessary):

(1) A need for the proposed Plan Amendment exists because:

The existing Category 1 – Low Density Residential classification promotes low-density residential. The proposed amendment to Medium Density Residential (Category 3) is designed (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urban areas, (ii) to provide for affordable rental opportunities, and (iii) to provide flexibility to design and develop the 4.40-ac. three-frontage parcel with affordable senior multi-family rental housing

Prior to the current housing boom, there was little potential to expand the existing stock of affordable-rate rental housing projects, including those for seniors. The amendment is necessary to meet local and regional goals to promote affordable multi-family rental housing which is not compatible under the existing General Plan category of Low Density Residential.

The amendment will establish that a relatively higher-density, local-serving affordable-rate rental housing project is appropriate despite the dilemma that a Local Community Plan was never adopted; the development of this site depends on a developer successfully identifying a use and design acceptable to the community, Planning Staff, the Commission, and the Board.

(2) The particular amendment proposed is appropriate and proper because:

The amendment will increase the supply and diversity of housing, and promote infill housing development, as well as efficient use of land through a more concentrated pattern of urban development.

Construction of affordable multi-family rental housing will strengthen the community in several ways: (i) enable local residents who no longer require a single family residence to stay in the area, (ii) enable older residents who may have long terms of residence in the community to stay within the community, and (iii) provide quality family-sized rental housing as a less-expensive alternative to other market-rate rental projects, both in other areas in the County and in the adjacent cities.

Potentially significant impacts of higher-density apartment development can be mitigated to a level of insignificance through simultaneous review and approval of the CUP/DP associated with the zone change to R-3 DP and use of exceptions allowed under the State density bonus law which allow for development at higher, compared to the Low Density Residential category, focuses on single-family residential development.

(3) Modified conditions warrant a revision to the County of Los Angeles Plan because:

Planning goals listed in the General Plan promote concentration of well designed higher density housing in and adjacent to regional centers to provide convenient access to jobs and services without sacrificing livability or environmental quality. The site is located within an urbanized unincorporated area, on Alondra Blvd. – a major urban commercial corridor, immediately adjacent to the I-710 Freeway. (Source: County Land Use Element, Policy No. 1, pg. III – 11). The amendment will reduce the reliance on the private automobile in order to minimize related social, economic and environmental costs by locating housing near an urban commercial corridor – Alondra Blvd., and adjacent mass transit lines, (Source: County Land Use Element, Policy No. 24, p. III-14).

(4) Approval of the proposed Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

For-rent housing for seniors, with adequate walls and landscape buffer, will reduce potential for vagrancy; the family-oriented residential project will create a secure and active environment that has been lacking on this site for many years. There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for housing on a relatively small site challenged by physical constraints of shape is promoted by the Countywide General Plan.

Good planning implies balancing design flexibility and job-producing development with mitigation of environmental and land use impacts. The proposed amendment supports development of quality senior affordable housing in the R-3 DP zone district.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Executed this _____ day of _____ Signed _____

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission, the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The zone change to R-3 DP is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to foster infill housing, and (iii) to provide flexibility to design and develop the 1.52 ac. (net) / 2.12 ac. (gross) County portion of the site (with the total site, including land within City of Compton jurisdiction, being 3.34 ac. net/4.40 ac. gross), with affordable multi-family rental housing.

The zone change is necessary to meet local and regional goals for additional housing and increase supply of quality, affordable for-rent multi-family housing that cannot be developed in the R-1 zone.

Construction of affordable senior multi-family for-rent housing will strengthen the community by enabling local residents who no longer require a single-family residence to stay in the area, and by expanding opportunities for those who would like to move to the area.

Only the R-3 DP zoning can accommodate the proposed density of 27.41 units/ac. for the County portion of the project - and the project is still providing reasonable common and landscaped open space. As noted in the Application Attachment, residential densities and landscape totals do not include the 0.15-gross-ac. County portion of property in the northeast part of the project, which may subsequently be considered for future development.

B. A need for the proposed zone classification exists within such area or district because:

There is a significant lack of property already zoned R-3 to facilitate timely development of infill for-rent affordable multi-family housing targeted for a senior population.

The Countywide General Plan recognizes the limited supply of prime land available for multi-family housing and amending the zoning is needed to: (i) accommodate the increased demand for affordable housing, (ii) to balance the area's economic needs for housing near job sources, and promote land uses contributing to economic diversity, and (iii) provide design flexibility to collocate multi-family residential and community services in close proximity to single family residential.

The R-3 DP zone (along with Category 3 General Plan) is the only known zoning classification that can accommodate affordable multi-family rental housing at a density of 27.41 units/ac., local-serving community services.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development and community services at the proposed height and density.

The proposed R-3 DP zoning classification is consistent with the Countywide General Plan Category 3 and the proposed project can be conditioned to be compatible with surrounding land uses and General Plan policies using the DP portion of the zone change and multiple other CUPs. The applicant is encouraged in the County to request multiple development standard exceptions for affordable projects under the State Density Bonus Law. Exceptions include uncovered parking, and building height above 45 ft.

Compatibility with surrounding land uses - existing single-family residential to the west and north, commercial facilities to the south, and the I-710 Freeway on-ramp to the east - will be further ensured through the conditions of approval of the various discretionary entitlements.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices because:

This high-quality multi-family senior affordable project features adequate walls and landscape buffer, provides a significant visual enhancement of the area, encourages other positive infill development and will create a secure and active environment that has been lacking on this site for many years.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for affordable multi-family housing on a site that is in a low-income area, with excellent access to transit services, is promoted by the Countywide General Plan.



→ **COMMUNITY DEVELOPMENT COMMISSION**
of the County of Los Angeles

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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

November 9, 2004

#00

NOV 09 2004

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Violet Varona-Lukens
VIOLET VARONA-LUKENS
EXECUTIVE OFFICER

Dear Supervisors:

**APPROVE ENVIRONMENTAL ASSESSMENT AND MITIGATED NEGATIVE
DECLARATION FOR THE COMPTON SENIORS CONSTRUCTION PROJECT (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the attached Environmental Assessment/Mitigated Negative Declaration prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review process, for the development of 118 senior apartment units in the City of Compton and unincorporated Compton.
2. Find that after the incorporation of the mitigation measures identified in the Mitigation and Monitoring Plan, and required as a condition of project approval, the development of 118 apartments units on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and East of Frailey Avenue in the City of Compton and unincorporated Compton will not have a significant effect on the environment; approve the Environmental Assessment/Mitigated Negative Declaration; find that the project will have no adverse effect on wildlife resources; and authorize the Executive Director of the Community Development



Commission, acting as agent for the County of Los Angeles, to complete and file with the County Clerk a Certificate of Exemption for the project described above.

3. Find that the Environmental Assessment/Mitigated Negative Declaration reflects the independent judgment of the County; instruct the Executive Director to file with the County Clerk a Notice of Determination, as required by CEQA; and instruct the Executive Director to take any and all actions necessary to complete the implementation of this environmental review action, for the project described above.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

CEQA requires that your Board take action on environmental documents for the proposed project. As lead agency, CEQA requires that your Board consider the Environmental Assessment/Mitigated Negative Declaration and find that appropriate changes or alterations have been required in, or incorporated into the project design, which avoid or substantially lessen any potentially significant environmental effects from the project. With incorporation of the mitigation measures identified in the Environmental Assessment/Mitigated Negative Declaration, there will be no significant impact on the environment.

FISCAL IMPACT/FINANCING:

There is no fiscal impact.

FACT AND PROVISIONS/LEGAL REQUIREMENTS:

The project involves the construction of 118 units of senior housing on four parcels totaling 4.22 acres at the northwest corner of Alondra Boulevard and Frailey Avenue extending easterly to Interstate 710 and northerly to Linsley Street in the City of Compton and unincorporated Compton in Los Angeles County. The project also involves development of an outdoor pool and recreation area, a 2,500 square-foot meeting room/laundry area, and 133 parking spaces. Offsite improvements may include curb, gutter, sidewalk, walkway and other street improvements, and installation of public and private utilities, including sanitary and storm sewers.

Approval of the Environmental Assessment/Mitigated Negative Declaration will satisfy CEQA requirements and allow the Compton Seniors Construction Project to proceed.

ENVIRONMENTAL DOCUMENTATION:

Consistent with the provisions of the CEQA Guidelines, Article 14, Section 15221, notice was provided to the public that the Environmental Assessment would be used in

place of an Initial Study to satisfy CEQA requirements. The Environmental Assessment/Mitigated Negative Declaration was circulated for public review as required by state and local law, and the Environmental Assessment/Mitigated Negative Declaration, in conjunction with the Mitigation and Monitoring Plan, meets the requirements of CEQA.

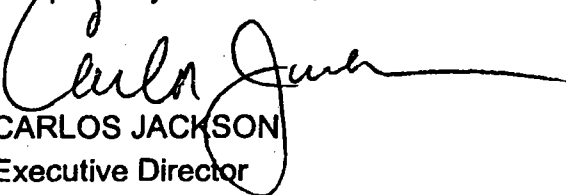
Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, and filing a Notice of Determination with the County Clerk will satisfy CEQA requirements. A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee when your Board finds that the project will have no significant impact on wildlife resources. The project is located in an urban setting, and the Environmental Assessment/Mitigated Negative Declaration concludes there will be no adverse effect on wildlife resources.

The environmental review record for this project is available for viewing by the public during regular business hours at the Commission's main office located at 2 Coral Circle, Monterey Park.

IMPACT ON CURRENT PROJECT:

The Board's adoption of the Environmental Assessment/Mitigated Negative Declaration and Mitigation Monitoring Plan, and the Board's authorization to file the Notice of Determination will enable the project to proceed.

Respectfully submitted,


CARLOS JACKSON
Executive Director

Attachments: 2

**County of Los Angeles
Community Development Commission**

**NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

- PROJECT TITLE:** Compton Seniors Construction Project
- PROJECT DESCRIPTION:** The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:
- 105 units in multiple three story, 32-foot tall buildings, and 13 units in a four-story 43-foot tall building (of the 118 units, 96 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
 - A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
 - 133 parking spaces (118 covered and 15 uncovered)
 - 2.58 acres (61 %) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
 - Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments
- PROJECT LOCATION:** The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:

The following mitigation measures are required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes, and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;

- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. Hazards. The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
- Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. Noise. Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site;
OR
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.

FINDING OF NO SIGNIFICANT EFFECT. Based on the attached NEPA Environmental Assessment, it has been determined that the project will not have a significant effect on the environment, provided that all suggested mitigation measures are incorporated.

NEPA - ENVIRONMENTAL ASSESSMENT/FINDING OF NO SIGNIFICANT IMPACT (FONSI)

Project Name: Compton Seniors Construction Project

Project Location: The project site is located near the northwest corner of Alondra Boulevard and the Long Beach (710) Freeway, south of Linsley Street and east of Frailey Avenue, in unincorporated Los Angeles County and the City of Compton California.

Statement of Need: The project is consistent with the objectives of the Community Development Block Grant program. The project provides for the construction of a Senior Complex containing 118 low-income apartment units. The project would create affordable housing opportunities for the elderly residents of Los Angeles County.

Project Description: The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24-acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. Project components include the following:

- 75 units in multiple three story, 32-foot tall buildings, and 43 units in a four-story 43-foot tall building (of the 118 units, 56 are one-bedroom, 683 square-foot units, and 22 are two-bedroom, 985-square-foot units)
- A 0.10-acre common outdoor pool recreation area and 2,500 square-foot meeting room/laundry area
- 138 parking spaces (88 covered and 50 uncovered)
- 2.58 acres (61%) of open space, comprised of 1.01 acres of paved areas (roads and uncovered parking) and 1.57 acres of landscape/hardscape
- Driveway access from Frailey Avenue, approximately 225 feet north of Alondra Boulevard with a secondary access from Linsley Street for emergency access only by County or City Fire Departments

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Land Development							
Conformance With Comprehensive Plans and Zoning					X		A portion of the project site has a Los Angeles County General Plan Land Use Designation of Low Density Residential (1-6 units/gross acre) and is zoned R-1 single family residential (1/5,000 sq. ft.) (a). The remaining portion of the site within the City of Compton has mixed-use General Plan Land Use designation and is zoned medium residential. The Los Angeles County affordable housing density bonus provisions allow for a 50% increase in density, or a total of about 18 units for the site. Therefore, a General Plan Amendment (GPA), zone change, and Conditional Use Permit (CUP) and tentative parcel map for the County of Los Angeles and a GPA, variance and a CUP for the City of Compton would be needed to allow the project.
Compatibility and Urban Impact					X		The project site is located in an urbanized area that is developed with a mix of residential and commercial uses. Single family residential uses are located to the north and east, while Alondra Boulevard to the south is developed primarily with commercial uses. The proposed senior housing project is generally compatible with the mix of uses in the area and would provide an appropriate transition between commercial uses along Alondra Boulevard and lower density residential uses to the north. As discussed under "Noise," however, the site is subject to noise levels from the adjacent Long Beach Freeway that would require mitigation (a)
Slope	X						The site is flat (a)
Erosion	X						The project site is flat and displays no evidence of erosion (a).
Soil Suitability	X						A geotechnical investigation of the site was conducted July 2000 (b). Based on the evaluation and recommendations of the investigation, the project site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction based on the "Official Map of Seismic Hazard Zones." Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to an acceptable level
Hazards and Nuisances, Including Site Safety					X		The project site generally does not appear to be a source of environmental contamination (c). However, two environmental health hazards were identified in a Phase 1 Environmental Site Assessment (ESA) dated September 17, 2003. One is a small release of wasted oil or fuel to soil. The other hazard resulted from the known overflow of raw sewage from a sewage manhole.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							<p>Subsequently, a Limited Subsurface Investigation was conducted. The findings of the subsurface investigation, dated April 7, 2004 (d), indicated that low concentrations of the fuel additive MTBE, Xylene, and Naphthalene are present. However, these concentrations are below the reporting limits for the chemicals; thus, the presence of these residues does not constitute an environmental health hazard.</p> <p>Sampling and testing that occurred in the area of the flow of raw sewage suggested that the hazardous cocci and bacilli microorganisms may be present (d). Therefore, soil disinfection of sewage flow area should occur prior to site development to mitigate the potential the potential hazard to human health.</p>
Energy Consumption	X						Project construction would result in a short-term increase in energy consumption due to the operation of construction equipment. Project operation would result an increase on-site energy consumption; however, the project would comply with all state and federal energy conservation requirements and would not significantly affect the availability of energy resources.
Noise							
Effects of Ambient Noise on Project and Contribution to Community Noise Levels					X		<p>Project construction would generate short-term noise level increases. Local noise ordinances would apply and would ensure that construction noise remains at acceptable levels.</p> <p>The project site is adjacent to the Long Beach Freeway (I-710) and Alondra Boulevard. As such, the site is exposed to relatively high traffic noise levels. Based on a previous noise study (l), noise levels at the most affected portions of the site are within the 65-70 decibel (dBA) Ldn range. This exceeds HUD's 65 dBA Ldn threshold for residential noise exposure. Therefore, noise attenuation features would need to be incorporated into project design.</p>
Air Quality							
Effects of Ambient Air Quality on Project and Contribution to Community Air Pollutant Levels	X						<p>The project is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM₁₀). Project occupants will be exposed to potentially unhealthy ambient air because this regional condition cannot be feasibly mitigated.</p> <p>The project site is located adjacent to the Long Beach Freeway and may therefore experience elevated levels of carbon monoxide (CO). However, the 2003 Air Quality Management Plan (m) indicates that the entire South Coast</p>

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							<p>Air Basin will be in compliance with federal CO standards by 2006. Based on this determination, it is not anticipated that site residents would be exposed to CO concentrations exceeding federal standards.</p> <p>Traffic associated with the affordable housing complex of 118 apartment units would generate air pollutant emissions; however, emissions are not expected to exceed the South Coast Air Quality Management District (SCAQMD) significance thresholds (e).</p> <p>Existing regulations of the SCAQMD restrict the emissions of nuisance dust and fumes during construction and the project would conform to these requirements.</p>
Environmental Design and Historic Values							
Visual Quality - Coherence, Diversity, Compatible Use, and Scale	X						The project site vicinity contains a mix of single family residences and commercial uses (a). The proposed senior housing project would provide an appropriate transition between commercial uses along Alondra Boulevard and the single and multi-family residential uses to the north and west. As such, it would not create any compatibility conflicts with existing uses in the area.
Historic, Cultural, and Archaeological Resources					X		There is no evidence of cultural, archaeological or historic resources at the project site (f). However, as yet undiscovered archaeological resources could be present. If any unknown archaeological resources are identified during grading, site grading activity would need to be temporarily suspended until the significance of the find can be assessed
Socioeconomic Conditions							
Demographic/Character Changes		X					The affordable senior housing complex of 118 one and two-bedroom units will add to and improve the available stock of low to moderate income senior housing in the area
Displacement	X						The project site is currently vacant; therefore, the project would not displace residences or businesses.
Employment and Income Patterns	X						Project construction would generate short-term employment opportunities. No impact to employment or income patterns is expected in the long-term.
Community Facilities and Services							
Educational Facilities	X						Since the complex would house senior citizens, it would not generate students or affect educational facilities.
Commercial Facilities		X					The complex would not directly affect commercial facilities in the area. The additional residents in the area may increase the customer base for existing businesses.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Health Care	X						The Suburban Medical Center and King/Drew Medical Center are the closest hospitals to the project. The senior housing project would generate additional demand for service, however, since site residents are expected to be comprised primarily of current area residents, the project would not significantly affect these facilities.
Social Services	X						No special social services beyond those provided by the project would be required.
Solid Waste					X		The project would generate solid waste but would not in itself significantly affect solid waste collection or disposal systems. Nevertheless, because of ongoing concerns about regional landfill capacity, project design should accommodate waste recycling.
Waste Water	X						The project would generate increased wastewater flow from the site. Although the project is more dense than that envisioned under the County General Plan, sewer infrastructure is in place and has been sized for urban development. Any minor upgrades needed to serve the project would be made in conjunction with final project design and construction. In a letter dated September 23, 2002, the County Sanitation Districts of Los Angeles County did not indicate any problems with the sewer service to the site. (n) The applicant will pay applicable connection fees prior to the issuance of a permit to connect to the sewer system.
Storm Water	X						The proposed project would add impervious surfaces on-site, thereby increasing surface water flow. However, the site is in a highly urbanized area with storm water infrastructure in place. Existing storm drain facilities are generally in good condition and adequate to meet existing needs and projected needs. (l) Any needed minor upgrades to the local storm drain system would be made in conjunction with final project design and construction.
Water Supply	X						Water service is supplied by Park Water Company. Project implementation is not expected to significantly affect regional water supplies. Nevertheless, due to ongoing concern over water supply in the Southern California region, water conservation measures should be incorporated into project design.
Public Safety							
Police	X						Police protection services in the vicinity would be provided by the Los Angeles County Compton Sheriff's station, 301 S. Willowbrook Avenue (g). The project is not expected to cause an increased demand on police services. Nevertheless, security measures should be incorporated into the project design.
Fire	X						The Los Angeles County Fire Department Station 31 in Battalion 9, or the City of Downey Fire Department Station 42 in Battalion 404, would provide fire protection services

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
							including paramedic and emergency medical technician services to the project site (h,i) Overall no adverse impacts to fire protection services are anticipated from development of the project provided the structures meet fire code requirements.
Emergency Medical	X						The Los Angeles County Fire Department Station 31, or the City of Downey Fire Department Station 42 in Battalion 404, would provide emergency medical services. Emergency victims will be taken to the Suburban Medical Center or the King/Draw Medical Center emergency room (h,i). Development of the affordable housing complex is not anticipated to significantly affect emergency medical services.
Open Space And Recreation							
Open Space	X						The affordable senior housing complex would not significantly affect existing or planned open space
Recreation			X				Kelly Park, East Rancho Domingues County Park, and Compton par 3 golf course are located in the project vicinity. The project would add an estimated 236 residents (assuming two people per unit), who would incrementally increase demand for recreational facilities in the area; however, no direct impact to local parks would occur. Additionally, the proposed project includes recreational facilities and open space onsite, which would partially meet the needs of site residents
Cultural Facilities	X						The affordable housing complex would not affect cultural facilities
Transportation	X						The project site is regionally accessible via the 710 Freeway. The closest park and nde lot is L067 at the 710 Freeway and the 105 Freeway. The project would generate an estimated 411 trips per day (j) This is less than the 500-trip threshold at which the County of Los Angeles normally requires a traffic study. In addition, a traffic analysis by Linscott, Law & Greenspan concluded that additional review of traffic impacts is not warranted. Therefore, significant impacts to the local circulation system are not anticipated.
Natural Features							
Water Resources	X						The channelized Los Angeles River is located less than a mile east of the complex; however, the project is not expected to affect the river.
Surface Water	X						The project site does not contain any surface water (a).
Watercourses	X						The channelized Los Angeles River is less than a mile from the site (a). However, no impact to this water course is anticipated

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Impact Categories	No Impact Anticipated	Potentially Beneficial	Potentially Adverse Requires Documentation Only	Potentially Adverse Requires More Study	Needs Mitigation	Requires Project Modification	Source or Documentation (See Attached References)
Unique Natural Features and Agricultural Lands	X						The project site is in a highly urbanized area that lacks natural habitat or agricultural land. No unique natural features or agricultural lands are located on the project site (a).
Vegetation and Wildlife					X		Existing vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed onsite (a). The mature trees should be retained if possible or replaced at a minimum 1:1 ratio.
Long-Term Effects							
Growth-Inducing Impacts	X						<p>The proposed project would involve the development of 118 affordable senior housing units. Assuming two persons per unit, this would add 236 residents to the site; however, the project is intended to fill the housing needs of current area residents. Consequently, it is not expected to induce regional population growth.</p> <p>The new residents in the area may generate additional demand for commercial services in the area. However, such demand is expected to be met by existing area businesses. The increased customer base for existing businesses may be considered an economic benefit.</p>
Cumulative Effects	X						<p>The project is intended to address the affordable housing needs of existing residents of the Los Angeles region. As such, it is not expected to generate regional population growth or significantly contribute to cumulative environmental effects. By providing appropriately scaled infill development in close proximity to existing services needed by senior residents, the project would be expected to avoid contributing to cumulative increases in regional traffic congestion and vehicle miles traveled.</p>

HUD - NEPA - Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
1 Historic Properties 36 CFR 800 (CDBG) 36 CFR 801 (UDAG)	X					See the Historic Assessment attached as an appendix to this document. The project would not affect any historic resources.
2 Floodplain Management 42 FR 26951	X					Per the Los Angeles County Public Works Department, local flooding has almost been eliminated in this area due to flood control channel and stormdrain improvements. Therefore, the project is not subject to substantial flooding (k.l).
3 Wetlands Protection 42 FR 26951	X					No wetlands are present on the project site or in the project area (a).
4 Coastal Zone Plan 16 U.S.C. 1451	X					The project site is not located within a coastal zone (a).
5 Sole Source Aquifers 42 U.S.C 201, 300(f) and 21 U.S.C. 349	X					The affordable senior housing complex would have no impact on primary drinking water sources (a).
6 Endangered Species 16 U.S.C. 1531	X					There are no endangered species on the project site or within the project area (a).
7 Wild and Scenic Rivers 16 U.S.C. 1271	X					No wild or scenic rivers are located in the project area (a).
8. Air Quality Protection 42 U.S.C. 7401				X		<p>The affordable housing complex of 118 apartment units is located in the South Coast Air Basin, which is a nonattainment area for ozone, carbon monoxide, nitrogen dioxide, and fine particulate matter (PM₁₀). Project occupants will be exposed to potentially unhealthful ambient air because this regional condition can not be feasibly mitigated.</p> <p>With respect to the proposed project's potential contribution to the ambient air quality condition in the basin, the project would conform to all applicable federal, state, and regional air pollution control regulations, both short and long term. Project-related emissions would not exceed South Coast Air Quality Management District thresholds (e). Impacts would therefore be less than significant.</p>
9. Farmland Protection 7 U.S.C 4201	X					No agricultural uses are located on-site, nor is there any agriculturally zoned land in the area (a)

HUD - NEPA - Environmental Assessment (Statutory Checklist)

Project Name and Identification Number: Compton Seniors Construction Project

Area of Statutory/ Regulatory Compliance	Not Applicable To this Project	Consultation Required and Completed	Permits Required and Obtained	Project Consistent with Applicable Policies	Conditions and/or Mitigation Actions Required	Note Compliance Documentation
10. Environmental Justice Executive Order 12898	X					The affordable senior housing complex would not concentrate low income housing at a site exposed to hazardous environmental conditions (a).
11. HUD Environmental Standards, 24 CFR 51 as amended						
a. Noise Abatement 24 CFR 51B					X	The affordable housing complex would not generate substantial noise, but would be exposed to noise levels exceeding HUD's 65 dBA Ldn residential standard due to traffic on the nearby Long Beach Freeway and Alondra Boulevard. Noise attenuation features would need to be incorporated into project design.
b. Landfill Hazards CPD Letter 79-33	X					The project site is not subject to landfill hazards. No active or closed landfills are located within a 1-mile radius of the site (a).
c. Upset Hazards 24 CFR 51B	X					The project is not subject to known upset hazards (a).
d. Flammable Oper. 24 CFR 51C	X					There is no evidence that the site is located near, or contains any known flammable hazards (a).
e. Toxic/Radioactivity HUD Notice 79-33						There is no evidence that the site is located near a source of toxic or radioactive hazards (a).
f. Airport Clear Zones 24 CFR 51D						The site is not located within an Airport Clear Zone (a).

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Summary of Findings and Conclusions:

The project involves the construction of 118 apartment units on four parcels totaling 4.22 acres. A 2.24 acre portion of the project (containing 59 of the residential units) is located within the City of Compton while the 1.98 acre balance of the site is located in unincorporated Los Angeles County. The proposed project exceeds the allowable density for the site and would require General Plan amendments, zone changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton.

The project site is flat and there is no evidence of erosion. The site is considered to be suitable for the proposed development. However, the site is potentially subject to liquefaction and is defined as an area where historic occurrence of liquefaction or local geological, geotechnical or groundwater conditions indicate a potential for permanent ground displacements such that mitigation would be required. Standard engineering and construction measures required in the Uniform Building Code would reduce the seismic risk to acceptable levels.

No surface water exists on-site and the only water resource in the area is the Los Angeles River, which would not be affected by the complex.

Existing on-site vegetation consists of various introduced grasses, weeds, and several mature trees. No wildlife was observed on site. The proposed project site generally does not appear to be a source of environmental contamination. However, as identified in the Phase I and Phase II ESA, an environmental health hazard of an overflow of raw sewage from a sewage manhole was identified at the project site. Actions to remediate this issue would include soil disinfection in the specific area onsite prior to site development.

The project site would not significantly affect public facilities or service. Nevertheless, security measures should be incorporated. The 118 units would increase the available stock of affordable housing for the elderly and short-term employment opportunities would be created during construction. Furthermore, the project would create an increased customer base for existing commercial facilities in the area.

The project would not consume substantial quantities of water or energy or generate substantial quantities of solid waste or wastewater. Nevertheless, water conservation measures and recycling facilities should be incorporated into the project design.

The project would not generate significant traffic or air quality impacts. However, because the project site is exposed to traffic-related noise that exceeds HUD's 65 dBA Ldn standard, noise attenuation features should be incorporated into project design.

Summary of Environmental Conditions:

The project site is currently vacant and is in a highly urbanized area. No unique natural features are present on-site.

Project Modifications and Alternatives Considered:

Because no unavoidably significant impacts are associated with the construction and operation of the proposed project, evaluation of alternatives is not necessary. Therefore, this document does not consider any project alternatives or modifications.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

Mitigation Measures Required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

City of Compton:

- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:
 - Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
 3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
 - All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following:
-

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

- Smaller sound walls to protect outdoor use areas;
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.
5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
 - All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

References:

- a. Dreher, John, Planner, Rincon Consultants, Inc., site visit, September 20, 2004. (SITE VISIT)
- b. Applied Earth Sciences, Geotechnical Investigation, July 3, 2000. (PRINTED)
- c. Applied Biogenics, Inc., Phase I Environmental Site Assessment, September 17, 2003. (PRINTED)
- d. Applied Biogenics, Inc., Limited Subsurface Investigation, Property at Alondra Blvd. and Frailey Avenue, Compton, CA, April 7, 2004. (PRINTED)
- e. South Coast Air Quality Management District, CEQA Air Quality Handbook, 1995. (PRINTED)
- f. Conejo Archaeological Consultants, Archaeological Investigation for LINC Housing - Seasons at Compton Project, September 20, 2004. (PRINTED)
- g. Los Angeles County Compton Sheriff's station, phone conversation, September, 2004. (CONTACT)
- h. Los Angeles County Fire Department, phone conversation, September, 2004. (CONTACT)
- i. Downey Fire Department, phone conversation, September, 2004. (CONTACT)
- j. Linscott, Law, and Greenspan Engineers, Traffic Review of LINC Housing - Seasons at Compton Project, September 7, 2004.
- k. Los Angeles County Public Works Department, phone conversation, September 2004. (CONTACT)
- l. Compton, City of, Environmental Assessment and Initial Study and Mitigated Finding of No Significant Impact and Mitigated Negative Declaration, August 2002. (PRINTED)
- m. South Coast Air Quality Management District, Final 2003 AQMP, adopted August 1, 2003. (PRINTED)
- n. County Sanitation Districts of Los Angeles County, letter to City of Compton, September 23, 2002. (PRINTED)

HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

1. Is the project in compliance with applicable laws and regulations? ☒ yes ☐ no
2. Is an EIS required? ☐ yes ☒ no
3. A Finding of No Significant Impact (FONSI) can be made.
The project will not significantly affect the quality of the human environment. ☒ yes ☐ no

Basic Reasons Supporting Decision:

The project site is in a highly urbanized area that lacks significant constraints to development. The proposed project would involve appropriately-scaled infill development on a vacant site. It would generally improve the appearance of the site and would not create any significant impacts that cannot be avoided through implementation of mitigation measures.

The following mitigation measures are required:

1. **Land Use.** The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:

County of Los Angeles:

- General Plan Amendment from Low-Density Residential to either Medium- or High-Density Residential;
- Zone change from Low-Density Residential to either Medium- or High-Density Residential;
- Conditional Use Permit - "DP" to enable the Planning Commission to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impacts through conditions of approval; and
- Lease-only Parcel Map - required to entitle multiple buildings.

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- General Plan Amendment, which will consider the entire property but will amend only the City portion;
 - Conditional Use Permit - required for any project with greater than four stories;
 - Variance - required for multi-family residential buildings greater than three stories.
2. **Hazards.** The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:

HUD - NEPA - Environmental Assessment

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- Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and obtain prior approval from either the California Department of Pesticide Regulation or the County Agricultural Commission if required;
 - If any further soil staining or any exiting wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standard and procedures.
3. **Noise.** Because roadway noise from the Long Beach Freeway and Alondra Boulevard would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:
- All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed.

In addition, one or both of the following shall be implemented:

- A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following;
- Smaller sound walls to protect outdoor use areas;
- Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row structures along the Long Beach Freeway frontage); and

The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.

To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls facing the interior of the subject site shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.

4. **Historic, Cultural, and Archaeological Resources.** No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission.

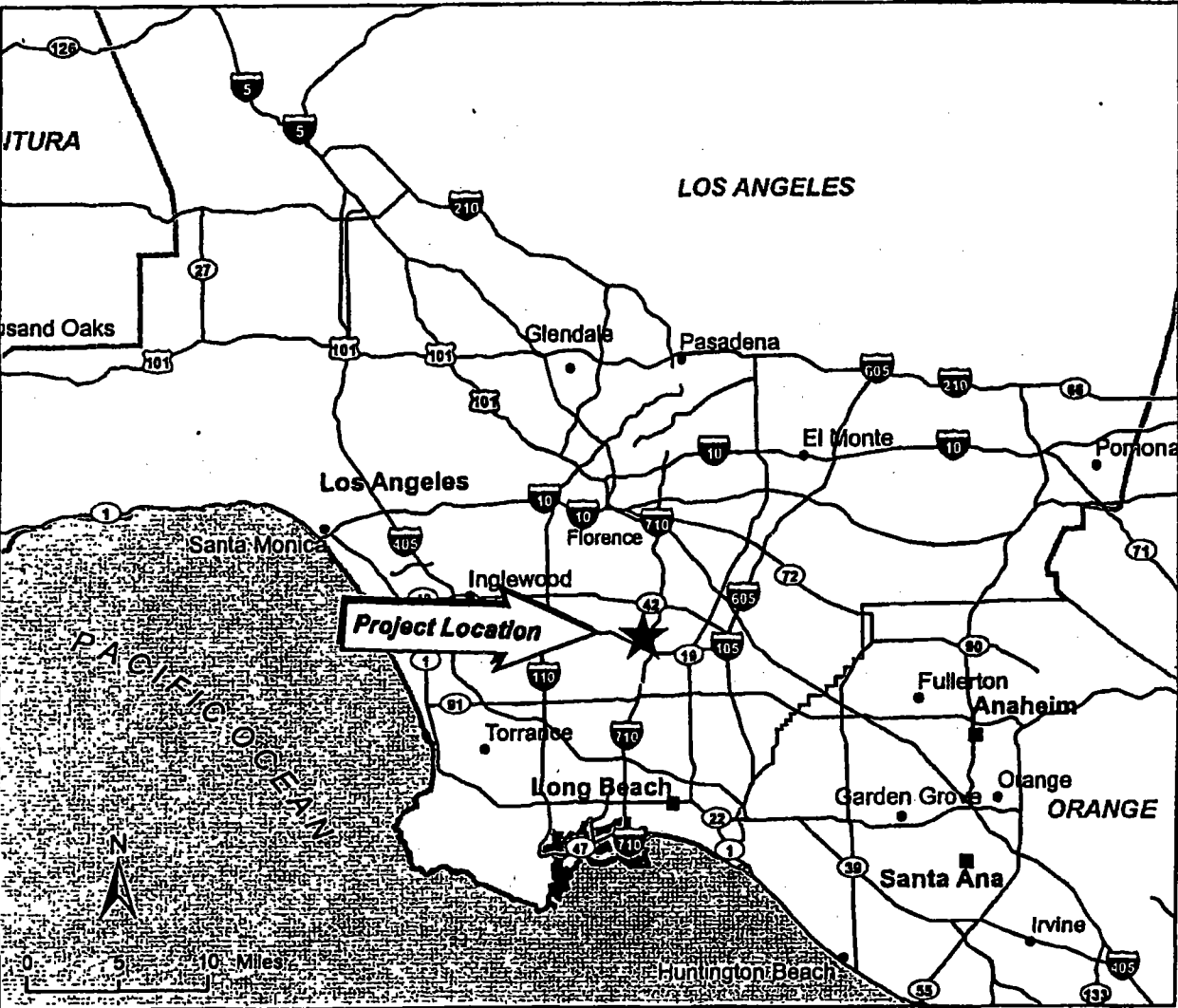
HUD - NEPA - Environmental Assessment

Project Name and Identification Number: Compton Seniors Construction Project

5. **Water Supply.** The project shall incorporate the following features to minimize its impact to regional water supplies:
- All landscaped areas shall be designed with drought-tolerant species, minimizing to 50% areas dedicated to turf grass. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice, and
 - All of the units shall be fitted with water conserving fixtures.
6. **Solid Waste Recycling.** In order to minimize the project's impact to solid waste collection and disposal facilities, project design shall incorporate strategies to promote recycling, such as space for separate bins for waste and recyclable materials.
7. **Safety.** All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.
8. **Vegetation.** If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.
9. **Additional Modifications.** Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission (CDC) of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.

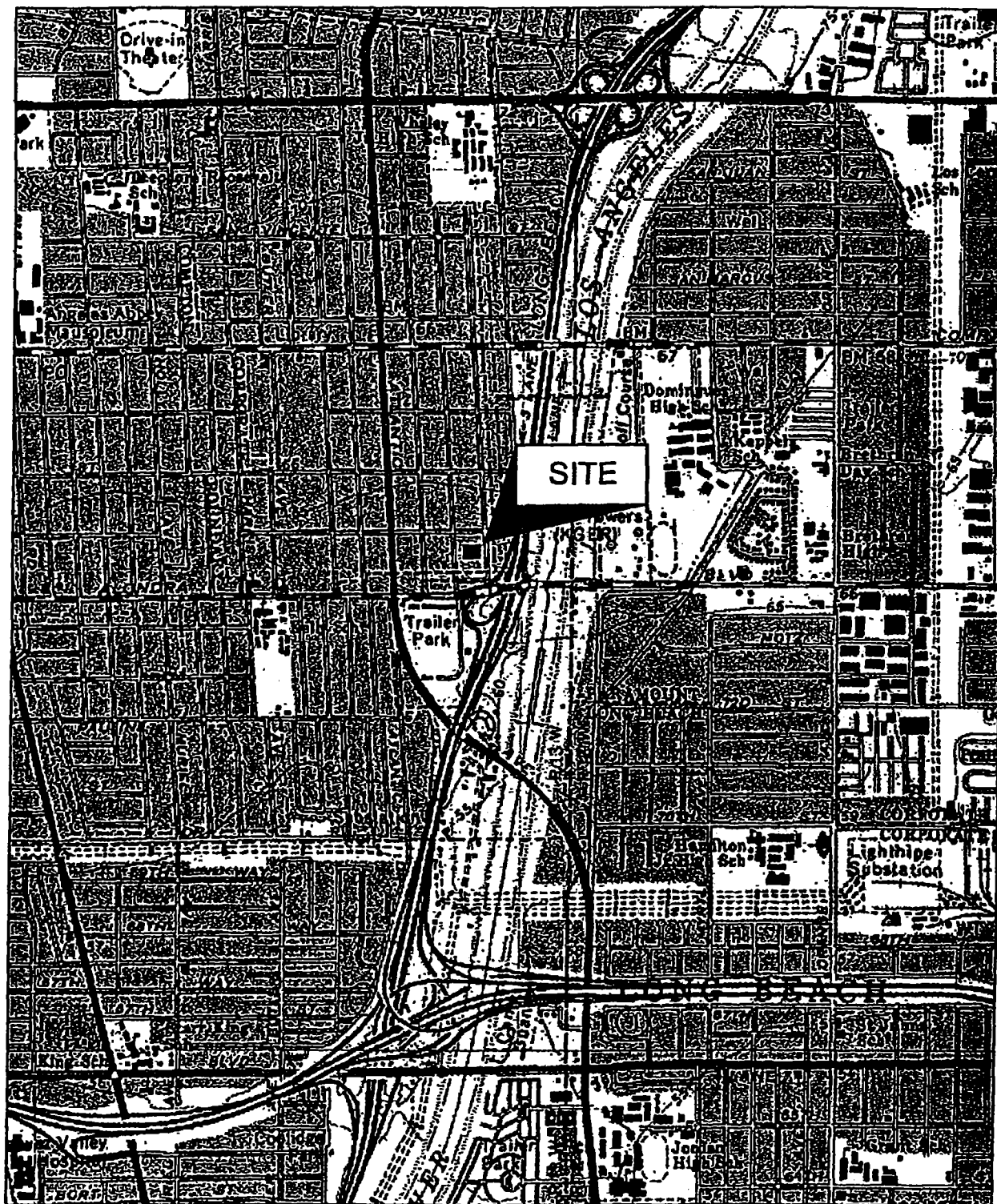
With the required mitigation measures, the proposed project is not expected to contribute to significant impacts to the environment and a Finding of No Significant Impact can be made.

Prepared by:	<u>Joseph Power</u>	Title:	<u>Planning Manager</u>
Date:	<u>9/22/04</u>		
Concurred in:	<u>Donald Dean</u>	Title:	<u>Environmental Officer</u>
Date:	<u>9/27/04</u>		

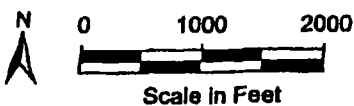


Regional Location Map

Figure 1
LACDC



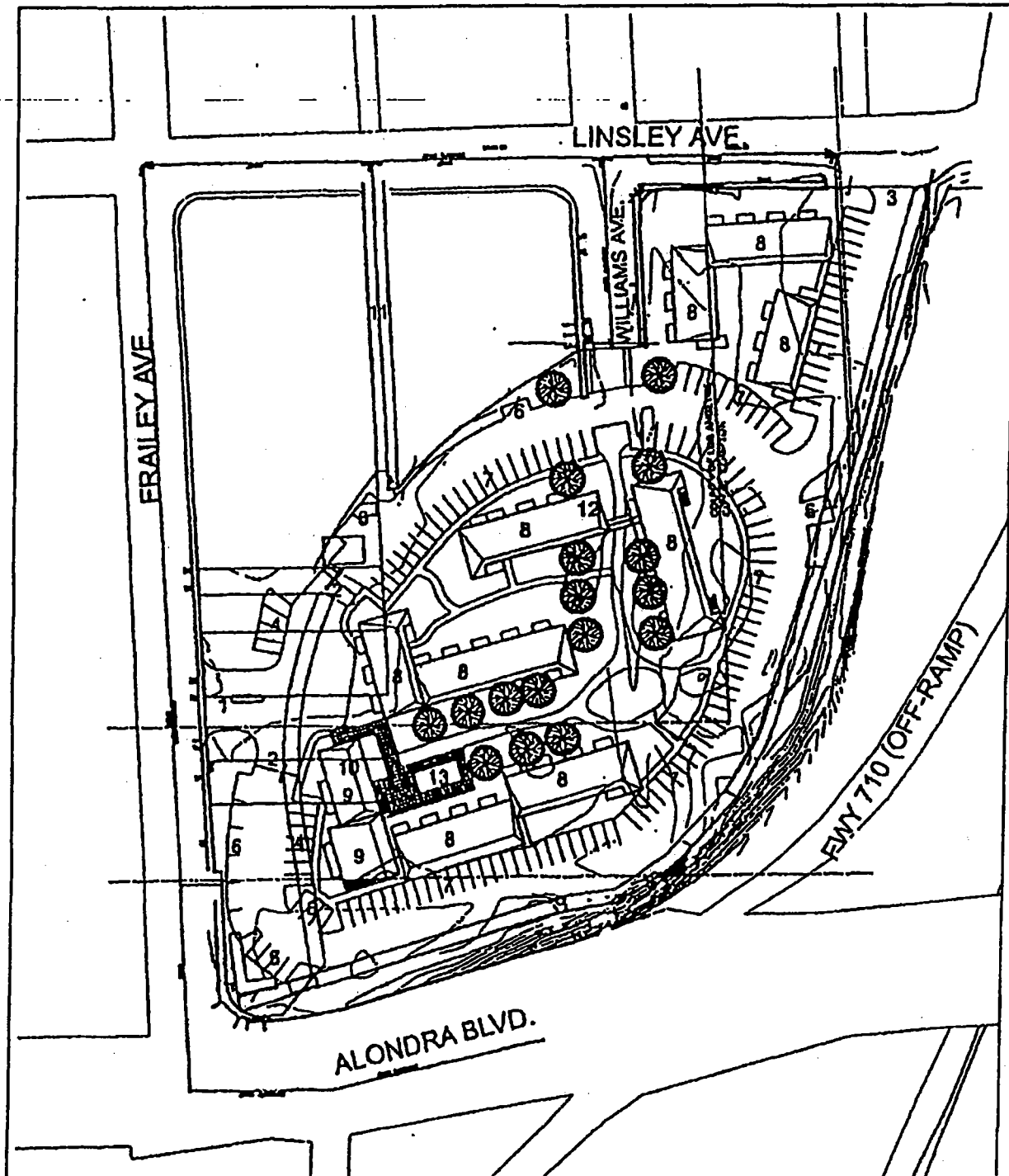
Source: National Geographic TOPOI, Southgate, CA, 1978



Project Location

Figure 2

DRAFT



Source: Moss & Associates, Inc.



Site Plan

Figure 3

LACDC



Photo 1 - Northeast-facing view of the proposed project site from Frailey Avenue, September 20, 2004.



Photo 2 - South-facing view of the proposed project site from Williams Avenue, September 20, 2004.

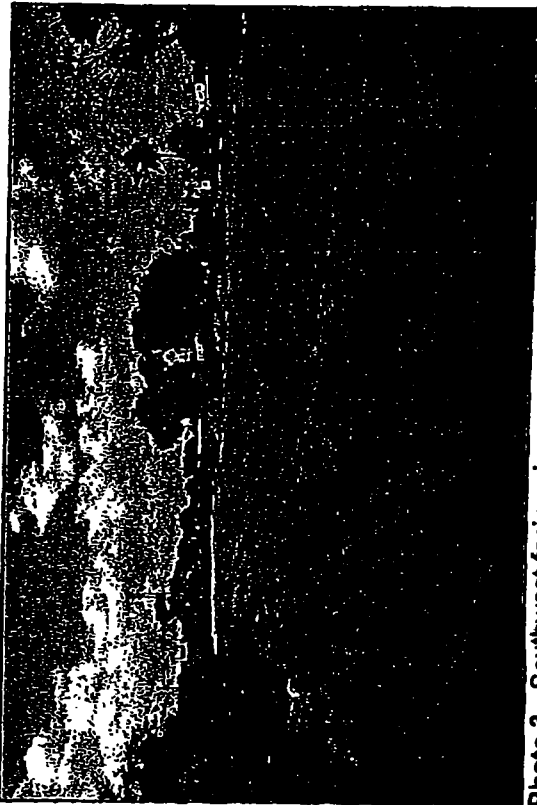


Photo 3 - Southwest-facing view across the proposed project site, September 20, 2004.



Photo 4 - North-facing view across the proposed project site, September 20, 2004.

Views of the Project Site

Figure 4

LACDC



**CONEJO
ARCHAEOLOGICAL
CONSULTANTS**

2321 Goldsmith Avenue
Thousand Oaks, California 91360
805/494-4309
email mmaki@adelphia.net

September 20, 2004

Mr. Joe Power
Rincon Consultants, Inc.
790 E. Santa Clara St.
Ventura, CA 93001

Subject: LINC Housing – Seasons at Compton Project

Dear Mr. Power:

Archaeological investigations consisting of a project description review, record search and site visit have been completed for the above project. The proposed project involves the development of 118 low income senior housing units on a vacant, 4.22 -acre site located at the northeast corner of Alondra Boulevard and Frailey Avenue in Compton, Los Angeles County (Exhibits 1, 2 & 3). The proposed development also includes an outdoor pool recreation area and a 2,500 square foot meeting room. On-site parking would include 118 covered spaces and 15 uncovered spaces. Based on the South Central Coastal Information Center record search findings in combination with Fugro West's 1992 archaeological survey results and Conejo Archaeological Consultants (Conejo) field visit, as presented below, the proposed project is expected to have no effect on archaeological resources and no further archaeological investigation is warranted at this time.

Project Location and Description

The project APE is located in Township 3S, Range 13W, subdivision 24R of the USGS 7.5' South Gate Quadrangle. The irregular shaped project APE is bounded by residential development and Linsley Street to the north, the 710 Freeway to the east, Alondra Boulevard and a freeway ramp to the south, and Frailey Avenue to the west. The project's area of potential effect (APE) is relatively flat and sits at an elevation of approximately 20 meters (66 ft.) above mean sea level. The project APE was previously developed for residential use but is now vacant.

Record Search

A record search was conducted at the South Central Coastal Information Center housed at CSU Fullerton on September 9, 2004. The record search identified no prehistoric sites or historic sites within a 0.5-mile radius of the project's APE. Seven archaeological

surveys have been conducted within a 0.5-mile radius of the project APE including Fugro West's 1994 survey of the project APE. Fugro West's survey methodology consisted of two archaeologists walking parallel transects spaced at five meter (16 ft.) intervals across the APE. Fugro West identified no prehistoric or historic archaeological resources within the APE (Maki 1994).

The listings of the National Register of Historic Places (NRHP), California Historical Landmarks, and California Points of Historical Interest include no properties within or adjacent to the project APE (National Park Service 2004; Office of Historic Preservation 2004a & 1992). The California State Historic Resources Inventory lists no significant historical properties within or adjacent to the project APE (Office of Historic Preservation 2004b).

Applied Biogenics, Inc. completed a Phase I Environmental Site Assessment of the project site in 2003, which included a review of aerial photographs with the following results. In 1937 the project APE was undeveloped. In 1954 some possible commercial use is present within the project APE along Alondra Boulevard. In 1963, there is some residential development within the project APE and the Los Angeles River has been channeled. In 1974, residential development covers the subject property. In 1986, the project APE has been cleared back to its pre-1963 state.

No Sanborn Fire Insurance Maps were found for the subject property (Applied Biogenics, Inc. 2003).

Site Visit

A project site visit was conducted on September 9, 2004. The project APE is undeveloped and looks similar as to how it did during the 1994 Fugro West survey, except there are now some large bare areas on the subject property. As the project APE was previously surveyed, Conejo limited its current field inspection to inspecting the areas where ground surface visibility had improved since the Fugro West survey. Transects spaced at three meters (10 ft.) intervals were used to survey the areas cleared of vegetation. No indication of prehistoric or historic resources was noted. An abundance of modern trash is scattered through the project APE. The ground surface throughout the APE has been disturbed by past construction and demolition activity. Various non-native annual grasses, weeds and a few walnut trees are present on the property.

Recommendations

The proposed LINC Housing – Seasons at Compton Project is expected to have no effect on prehistoric or historic archaeological resources for the following reasons.

- No archaeological sites are recorded within a 0.5-mile radius of the project site.
- Applied Biogenics, Inc.'s (2003) historic land use review did not identify any potentially significant past historic use of the property.
- The ground surface throughout the project site has been disturbed by grading and trenching associated with the construction and demolition of the former residential structures, thereby reducing the likelihood of intact significant archaeological resources occurring within the project APE.
- No evidence of prehistoric or historic archaeological resources was noted within the project APE by Fugro's West's 1994 survey or Conejo's 2004 field visit.

Therefore, no further archaeological investigation is warranted at this time as long as the following recommendations are incorporated as conditions of project approval.

1. In the event that archaeological resources are exposed during project construction, all earth disturbing work within 100 meters (333 ft.) of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.
2. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

Please call me at (805) 494-4309 if you have any questions. Thank you for using Conejo Archaeological Consultants for your cultural resource management needs.

Sincerely,



Mary K. Maki, M.A., RPA
Archaeologist

Sources Cited

Applied Biogenics, Inc.

- 2003 LINC Housing, Seasons at Compton, Phase 1 Analysis, Report of Findings. On file with the Los Angeles County Community Development Commission.

Maki, Mary

- 1994 A Phase 1 Cultural Resources Survey of 4.24 Acres at the Northeast Corner of Alondra Boulevard and Frailey Avenue, Los Angeles, California. On file at the South Central Coastal Information Center.

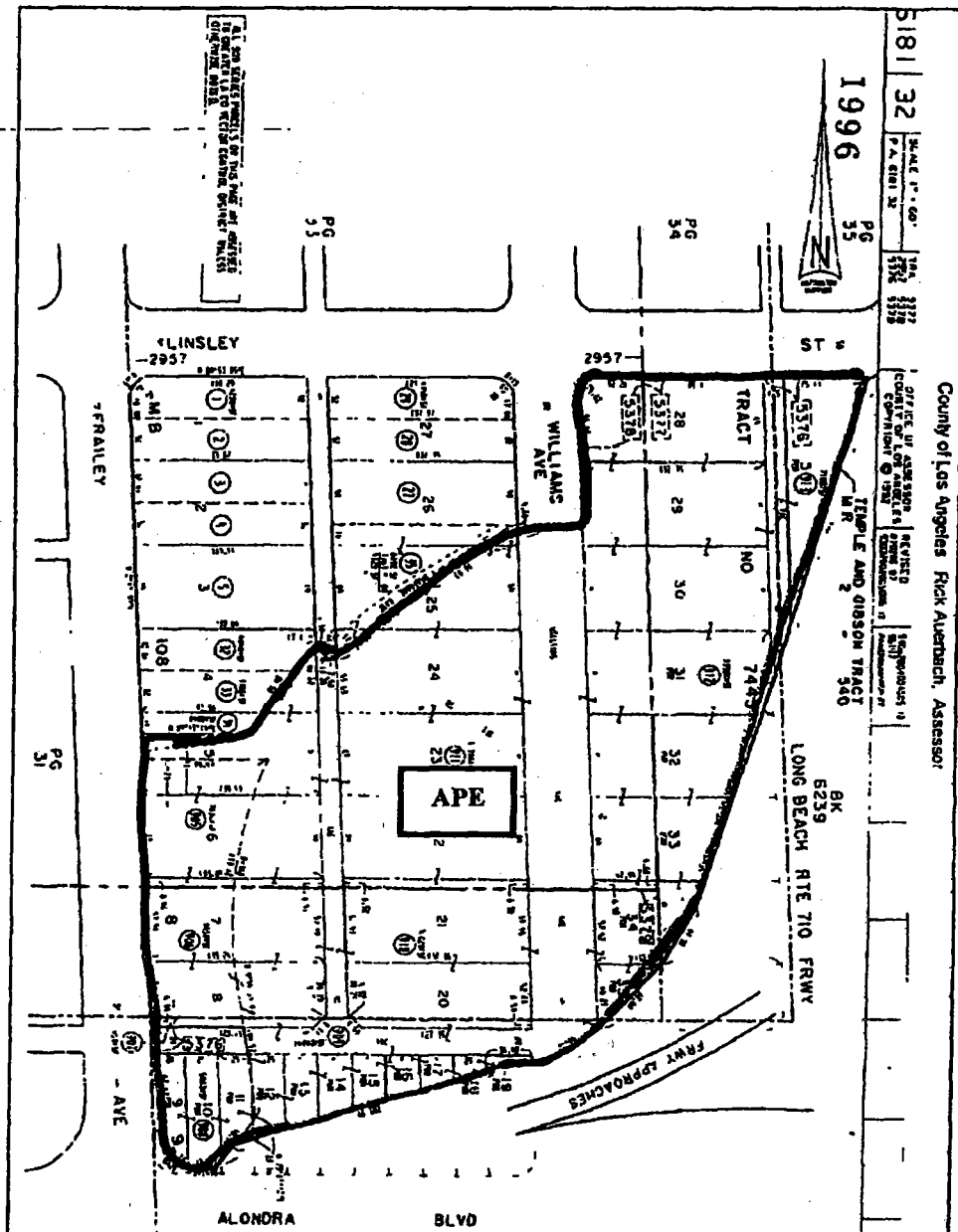
National Park Service

- 2004 National Register of Historic Places.
<http://www.cr.nps.gov/nr/research/nris.htm>. Department of the Interior.

Office of Historic Preservation

- 2004a California Historical Landmarks.
http://ceres.ca.gov/geo_area/counties/LosAngeles/landmarks.html.
Department of Parks and Recreation, Sacramento, California.
- 2004b Directory of Properties in the Property Data File for Los Angeles County.
Department of Parks and Recreation, Sacramento, California, 4-19-04.
- 1992 *California Points of Historical Interest*. Department of Parks and Recreation, Sacramento, California.

Exhibit 1



Source: Los Angeles County Assessor -
<http://assessormap.lacountyassessor.com/mapping/viewer.asp>

PROJECT AREA OF POTENTIAL EFFECT
 LINC Housing – Seasons at Compton Project
 Willowbrook, Los Angeles County

Exhibit 2



Source: USGS 7.5'South Gate, Quadrangle, 1964, photorevised 1981

PROJECT SITE

LINC Housing – Seasons at Compton Project
Compton, Los Angeles County

Exhibit 3

Section 106 Review

Date: April 11, 2001

Name: South Williams Senior Complex

Location: 15700 block of South Williams Avenue, Los Angeles

Project No.: HMD001

1. Description of Undertaking

The Los Angeles County Community Development Commission plans to use federal funds to acquire multiple adjacent, vacant parcels totaling approximately 4.22 acres located at the northwest corner of Alondra Boulevard and the Long Beach Freeway, south of Linsley Street and east of Frailey Avenue in unincorporated Los Angeles County and the City of Compton. Future development will consist of the construction of multiple structures containing 118 senior units. The project will also include a covered parking area for 88 vehicles, open parking for 50 vehicles, and a 2,500 square foot Community Room. In addition, the project will include site preparation, construction of curbs, gutters, sidewalks, sewer main, utility, water, hydrants and connections and landscaped areas. (APN 6181-032-905, 911, 912).

2. Area of Potential Effect

The Area of Potential Effect (APE) includes the multiple project site lots, the adjacent lots and the property across the street.

3. Description of Location of Undertaking

The project site is vacant and contains multiple adjacent lots. It is located on both the east and west sides of the dead-end section of South Williams Avenue in the 15700 block. It is bounded on the east by the 710 Freeway, on the south by Alondra Boulevard, on the west by vacant land adjacent to Frailey Avenue, and on the north by Linsley Street. (Figure 1)

Only two residences remain on South Williams Avenue where the project site is located. The adjacent residence at 15705 S. Williams Avenue was built in the 1910s or 1920s. Across Linsley Avenue on Williams Avenue are single family residences built in the 1950s. On Frailey Avenue adjacent and across from the project site are residences built between the 1920s and 1930s.

4. Historic Resources/National Register Determination

Williams Avenue is located on the outskirts of the City of Compton, founded in 1869 by Griffith D. Compton, founder of a Methodist temperance college there. The area became a farming center and developed rapidly in the post World War II era as a residential and manufacturing community. The only potential historic resource within the APE is the residence at 15705 South Williams Avenue. It is a California bungalow style house built in the 1910s or 1920s. At one time this residence was surrounded by other houses that have since been demolished probably because of freeway construction.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Resources may qualify for NRHP listing if they:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

According to the National Register of Historic Places guidelines, the "essential physical features" of a

property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or "the ability of a property to convey its significance." The seven aspects of integrity are: Location (the place where the historic property was constructed or the place where the historic event occurred); Design (the combination of elements that create the form, plan, space, structure, and style of a property); Setting (the physical environment of a historic property); Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); Feeling (a property's expression of the aesthetic or historic sense of a particular period of time), and; Association (the direct link between an important historic event or person and a historic property).

The Williams Avenue site and adjacent residences have lost their integrity of location and setting with the demolition of the buildings that once existed on the site. Although the remaining California Bungalow residence, adjacent to the site, has retained its architectural integrity, it is not a distinctive example the style to qualify it individually for listing the National Register of Historic Places. The Frailey Avenue properties within the APE have lost their architectural integrity and are no longer eligible for listing on the National Register. No properties within the APE are presently listed or determined eligible for listing on the National Register.

There are no buildings within the APE that appear to be associated with events that have made a significant contribution to the history of Compton and vicinity. There appear to be no significant individuals associated with property in the APE. Criteria D relates to archeological resources.

5. Information from Local Organizations

Because of the lack of significant historic resources within the APE, no local organizations were contacted.

6. Selected Sources

California Historical Landmarks, 1990

Federal Register Listings through December, 2000

Gebhard and Winter, *Guide to Architecture in Los Angeles*, 1985.

Hart, James D. *A Companion to California*. New York: Oxford University Press, 1978.

Federal Register Listings through January, 1993

Gebhard, David and Winter, Robert, *Guide to Architecture in Los Angeles*, 1985.

APPENDIX A

Mitigation Monitoring Plan Compton Seniors Construction Project

This section reflects the mitigation monitoring and reporting program requirements of
Public Resources Code Section 21081.6 in accordance with CEQA Guidelines 15097:

"...In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

Mitigation Measure	Responsible Party	Monitoring Agency	Monitoring Timing
<p>1. Land Use. The proposed project involves General Plan Amendments, Zone Changes (County only), and Conditional Use Permits from both the County of Los Angeles and the City of Compton. These changes will be required to allow the proposed residential density. The entitlements requested are as follows:</p> <p><u>County of Los Angeles:</u></p> <ul style="list-style-type: none"> • General Plan Amendment from Low-Density Residential to either Medium or High-Density Residential; • Zone change from Low-Density Residential to either Medium or High-Density Residential; • Conditional Use Permit – "DP" to enable the Planning Commission 	Developer	Community Development Commission	Design, Pre-Construction

<p>to fully analyze the development standards and compatibility of the proposed project and mitigate potential land use impact through conditions of approval; and</p> <ul style="list-style-type: none"> Lease-only Parcel Map-required to entitle multiple buildings. <p><u>City of Compton:</u></p> <ul style="list-style-type: none"> General Plan Amendment, which will consider the entire property but will amend only the City portion; Conditional Use Permit-required for any project with greater than four stories; Variance-required for multi-family residential buildings greater than three stories. 			
<p>2. Hazards. The Phase I ESA and Limited Subsurface Investigation (Phase II) identified a potential human health hazard from the known flow of raw sewage within a specific area of the project site. All recommendations of the Phase I and Phase II ESA shall be fully implemented to mitigate the potential hazard to human health. These include the following:</p> <ul style="list-style-type: none"> Soil disinfection in the sewage flow area should occur prior to site development using chlorine compounds such as diluted sodium hypochlorite ("bleach") and approval should be obtained from the California Department of Pesticide Regulation or the County Agricultural Commission if 	Contractor	Community Development Commission	Construction

<p>required; If any further soil staining occurs or any existing wastewater lines are broken during construction, soil samples should be analyzed for contamination. If contaminants are found, the soil will be remediated or disposed of in accordance with applicable federal, state, and local standards and procedures.</p>			
<p>3. Noise. Because roadway noise from the Long Beach Freeway and Alondra Blvd. would exceed HUD's 65 dBA Ldn exterior residential threshold, the following shall be implemented:</p> <ul style="list-style-type: none"> • All structures shall include such features as double-paned windows, solid core doors, and forced air ventilation systems that allow windows to remain closed. <p>In addition, one or both of the following shall be implemented:</p> <ul style="list-style-type: none"> • A continuous sound wall not less than 10 feet in height shall be constructed along the Long Beach Freeway frontage between the freeway and the project site; OR a combination of the following: • Smaller sound walls to protect outdoor use areas; • Usable exterior areas, including balconies, patios, and outdoor living spaces, shall be internally focused (i.e., shall be located behind first-row 	Architect	Community Development Commission	Design

<p>structures along the Long Beach Freeway frontage); and</p> <p>The combination of sound walls, appropriate orientation of usable exterior spaces, and building techniques to dampen noise would achieve an acceptable exterior noise level in all usable exterior areas and would reduce interior noise levels to below HUD's 45 dBA interior threshold for residential uses.</p> <p>To soften the monolithic effect of the sound wall along the Long Beach Freeway, the wall should be equipped with planter wells every 10 feet of linear length. In addition, the walls shall be landscaped with creeping fig or some other climbing plant to discourage graffiti.</p>			
<p>4. Historic, Cultural, and Archaeological Resources: No archaeological resources are known to be on the project site. However, in the event that archaeological resources are unearthed during project construction, all earth disturbing work within the project's archaeological area of potential effect (APE) must be temporarily suspended until a qualified archaeologist has evaluated the nature and significance of the find. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will have 24 hours to notify</p>	Contractor	Community Development Commission	Construction

the Native American Heritage Commission			
5. Solid Waste Recycling: Because of ongoing concerns about available landfill capacity, project design shall incorporate space for separate bins for waste and recyclable materials.	Architect	Community Development Commission	Design
6. Water Supply: a. To the degree feasible, landscaped areas shall be designed with drought-tolerant species. Irrigation shall be accomplished with drip systems. Planting beds shall be heavily mulched in accordance with water-conserving landscape design practice. b. Structures shall be fitted with water conserving fixtures, including, but not limited to, low flow faucets and toilets.	Landscape Architect Architect/Contractor	Community Development Commission Community Development Commission	Design/Operation Construction
7. Safety. All units shall have installed solid core exterior doors with peepholes, deadbolt locks, and security lighting.	Architect/Contractor	Community Development Commission	Design/Operation
8. Vegetation. If possible, the mature trees on-site shall be retained. If removed, the trees shall be replaced at a minimum 1:1 ratio with trees of a minimum 24-inch box size.	Architect/Contractor	Community Development Commission	Design/Operation
9. Additional Modifications: Minor changes to the mitigation measures required as a condition of funding approval are permitted, but can only be made with the approval of the Executive Director of the Community Development Commission of the County of Los Angeles. Any modifications must continue to satisfy the requirements of NEPA and CEQA, as determined by the County.	Contractor/Operator	Community Development Commission	Design, Pre-Construction, Construction and Operation



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NUMBER R2007-01819-(2)

CONDITIONAL USE PERMIT NO. 200700134-(2)
HOUSING PERMIT NO. 200400003-(2)
ZONE CHANGE NO. 200700006-(2)
PLAN AMENDMENT NO. 200700006

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM 9	
PUBLIC HEARING DATE May 21, 2008	

APPLICANT Sunny Lay Chang Compton Senior Housing, L.P	OWNER Sunny Lay Chang Compton Senior Housing, L.P	REPRESENTATIVE John Tandy Moss & Associates	
REQUEST <u>Plan Amendment:</u> To change the land-use category 1. (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac) <u>Zone Change:</u> To change the zoning on the subject property to R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential-Development Program) to allow for multi-family development. <u>Conditional Use Permit:</u> To authorize construction, operation and maintenance of an 84 unit, two, three and four story senior citizen apartment complex and one story community center with a Development Program in an R-3 (Single-Family Residence) zone. <u>Housing Permit:</u> To allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.			
LOCATION/ADDRESS 15610 Frailey Avenue, East Compton, California			
ACCESS Vehicular access will be from Frailey Avenue with secondary emergency-only access from Williams Avenue		ZONED DISTRICT East Compton	
ASSESSORS PARCEL NUMBERS 6181032045, 6181032046, 6181032040, 6181032047, 6181032048, 6181032041, 6181032042, 6181032044, 6181032043		COMMUNITY East Compton	
SIZE 2.12 ac (County Portion), 2.28 ac (City Portion) and 4.40 ac Total		COMMUNITY STANDARDS DISTRICT N/A	
	EXISTING LAND USE	EXISTING ZONING	
Project Site	Vacant	R-1 (Single-Family Residential)	
North	Single-Family Residential	R-1 (Single-Family Residential)	
South	Commercial/Retail and Mobile Home Park	City of Compton	
East	I-710 Freeway	City of Compton	
West	Commercial/Single-family residential	R-1 (Single-Family Residential)	
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	1 (Low Density Residential)	1 to 6 du/ac	See Staff Analysis
ENVIRONMENTAL STATUS Mitigated Negative Declaration with mitigation monitoring plan adopted by the Los Angeles County Board of Supervisors on 11/09/2004. City of Compton Mitigated Negative Declaration adopted on 09/12/2007			
SITE PLAN DESCRIPTION Applicant proposes construction, operation and maintenance of a new 84 unit, two, three and four story senior citizen apartment complex with a Development Program on 4.40 acres, including 93,754 sq feet of landscaped area. The project site is split between the City of Compton and the County of Los Angeles jurisdictions.			

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: ANITA GUTIERREZ		
RPC HEARING DATE(S) May 21, 2008	RPC ACTION DATE May 21, 2008	RPC RECOMMENDATION Approve
MEMBERS VOTING AYE 4	MEMBERS VOTING NO 0	MEMBERS ABSTAINING 0
STAFF RECOMMENDATION (PRIOR TO HEARING): Approval		
SPEAKERS* (O) 0 (F) 4	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor